

*Who will serve
on subdivision
evaluation
committee?*

See page 10

Carmel Valley OUTLOOK

OUR 19TH YEAR, NO. 16

P.O. Box G-1, Carmel, Calif. 93921 (408) 624-0162

APRIL 17, 1980



A BACKHOE AND OTHER heavy equipment was busy last week preparing the ground at the site of the planned Village Green townhouse development located on Carmel Valley and Ford roads. The 22-unit development is scheduled for

completion in January 1981. Developer Bernard Friedman of Carmel Valley said the units will be two- and three-bedroom, ranging in size from 1,400 to 2,050 square feet. There will be 11 buildings with two units to a structure. Friedman is

landscaping the site with 200 new trees. Cost of the units will be from \$168,000 to \$225,000, he said. Friedman may purchase land at the Tularcitos Elementary School for a secondary access road to the project. (George T.C. Smith photo)

Letters

Letters to the editor are welcome. While there is no limit on the number of words, brevity is encouraged. Letters are subject to editing for length and style, but without changing the intent of the letter writer. Viewpoints on all matters are acceptable following the guidelines of good taste. Anonymous letters are not acceptable, but names may be withheld upon request.

Sex education needed

Dear Editor:

As a social worker who spends many hours a week working with pregnant teenagers I am appalled at the continuing resistance to responsible sex education in Carmel.

I have counseled many young girls from our own school district who are faced with parenthood at a very tender age.

The national pregnancy rate among teens is one out of 10. I wonder, do the parents who so vehemently object to family life education in our schools believe that Carmel teens are the exception? This is clearly not so.

Daily I speak to children who are afraid to ask specific questions about sex; to which clear and direct answers might have saved a tragic change in lifestyle.

If the parents do not create an environment where questions can be broached, the schools indeed must. Teachers who are instructing sex education need the ability to approach a delicate, volatile topic with integrity and clarity; without the constant fear his/her program will be dumped if a handful of frightened parents object.

This morning I spoke with a 15-year-old boy who will be a father this summer. A year ago he was too "embarrassed" to ask his parents about contraception. Now he is responsible for a child coming soon. His parents are stunned, angry and scared.

For every parent objection to responsible sex education there surely are many in favor. Any parents who remain passive in their approval must now speak out. Please help prevent the trauma which comes with every unplanned teenage pregnancy.

Gayle M. Ward
Carmel Valley

Right way to learn

Dear Editor:

I am writing in regards to the article you printed in March concerning Carmel High School and the mandate that was passed on sex education.

I feel that this mandate should never have been passed. Some of my reasons for this conclusion are as follows: 1) Many students do not receive sex education at home. Their

THE DEBATE over the Big Sur Coast has thus far produced a lot of heat, but little light.

The bitter controversy raging down the coast moved into the Carmel area last week, when the "Friends of Big Sur," a group opposed to any federal in-

tervention to protect Big Sur, sponsored a meeting at Carmel's Sunset Center. (See story on page 6.) Many speakers warned of the consequences of an increased federal presence in the Big Sur area, declaring that the Monterey Peninsula would become a "staging area" to feed and house the additional millions who would come to visit the new "National Park."

The chief target of the group is Senator Alan Cranston, who has introduced a bill in the Senate to create a Big Sur National Scenic Area. The measure includes \$100 million for land acquisition and purchase of development rights.

I feel that Mr. Richard Fletcher was treated unfairly by the school board and by the parents.

I, myself, was in Mr. Fletcher's class and it was not a survey. It was our (the students) questions about our body and its functions.

I think that it's better to hear answers from someone educated than to find out by experience at a young age.

Besides, most of the parents that complained didn't have children in his class. We, the students who attended his class, learned a lot from the lectures.

So far this year, 1979-80, there have been at least seven pregnancies in our school. A few of these were accidental, but most were caused by ignorance. Without sex education many more girls will become pregnant. They won't know how they got that way, how they could have prevented it, and what to do about it.

The school board really should reconsider their decision on sex education in Carmel schools.

How many of you parents would like to be grandparents because of ignorance and not love.

Thank you for letting me state my opinion.
Kelly J. Hannah
Carmel

Architect praised

Dear Editor:

How could the people of Carmel question the aesthetic value of the new "Carmel Post Office" when they only have to look right next door at the new building that is being completed now?

Is this new building some sort of test for all Cal Poly students to come and see how many gross design errors one designer can make?

Architect Bordonaro I congratulate you for bringing fine design to this area—(something this area sorely needs).

Pauline Bryant
Carmel

More light, less heat needed on fate of Big Sur

By AL EISNER

intervention to protect Big Sur, sponsored a meeting at Carmel's Sunset Center. (See story on page 6.) Many speakers warned of the consequences of an increased federal presence in the Big Sur area, declaring that the Monterey Peninsula would become a "staging area" to feed and house the additional millions who would come to visit the new "National Park."

The chief target of the group is Senator Alan Cranston, who has introduced a bill in the Senate to create a Big Sur National Scenic Area. The measure includes \$100 million for land acquisition and purchase of development rights.

FRIEND HAS BEEN PITTED against friend and neighbor against neighbor as the "Friends" stepped up their aggressive campaign. The group hired a paid lobbyist, Charles Cushman, and mounted a massive media blitz to discourage federal help to protect Big Sur.

Many of the residents of Big Sur, as a result, are convinced that the designation of Big Sur as a National Scenic Area would mean the end of a unique lifestyle, and the "yosemiteization" of the beautiful coastline. They have been led to this conclusion by the clever manipulation of facts by Mr. Cushman and a small band of zealots.

Many others remain unconvinced. Because of the wild statements, distortions and half-truths they have heard, however, they are confused . . . some are frightened.

THE QUIET WORK done by the non-profit Big Sur Foundation, therefore, brings a needed breath of air to the dispute. Without taking sides, and without condemning any person or political body, the Foundation studied the issues carefully, and came up with their first findings this week. The results of their research can be found in a supplement appearing in this edition.

In a nutshell, the Foundation study discloses that neither the county nor the state has the resources to implement the policies in the new Local Coastal Plan, and in county policies and guidelines for development of the Big Sur Coast. The county and state would down-zone most of Big Sur, and prevent development in many areas that are highly visible from Highway One, but owners of the property could not be compensated for the loss of value of their land. They would be the big losers. The inevitable pressure for relief would result in a softening of

regulations that would permit unwanted development.

The study concludes that the fair method of dealing with this is to purchase such land or to purchase scenic easements or development rights. Since Monterey County is barely able to provide needed services to residents and the state is on the brink of insolvency, the only entity that has the funds to remedy the situation is the federal government.

The Foundation does not endorse Cranston's bill, or anybody else's plan for federal help. It does prove conclusively, in my opinion, that without federal help, the Big Sur Coast will be developed on a piecemeal basis.

I don't have any special affection for the federal government. Matter of fact, I'm aware that Washington has bungled a lot of programs. I do believe, however, that with proper controls and restraints, we should carefully examine at least the possibility of accepting federal help to preserve a priceless scenic wonder.

I urge you to carefully read the supplement in this issue, and to read it with an open mind. The logic of the Foundation's research will give you a perspective you have not been able to get until now.

THE FEROCITY of the attack by the foes of federal help makes one wonder about their motives. I believe some of the leaders of the "Friends" are keenly aware that the federal government provides the only hope for protection of the Big Sur Coast. Some of them were bitterly opposed to restraints imposed by the Coastal Commission, but now embrace the same commission.

I believe that some of the people involved in this bitter campaign would have us get rid of the "feds" first, and then go to work with the same kind of vigor to dismantle tough county and state controls.

In short, there are some people who don't want any controls at all. They want to be able to do whatever they want with their property without county, state or federal interference. That is a chilling prospect.

ONE MORE THING. The scare tactics used by some of the extremists in their aggressive campaign has actually intimidated a lot of gentle people who have strong feelings about the preservation of Big Sur with federal help. This has led to an imbalance in the level of discussion over the issue.

The publication of the Foundation's study may be the first step toward encouraging more public participation — with hard facts instead of wild charges.

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carmel valley

OUTLOOK

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Albert M. Eisner Editor and Publisher
Joseph A. Sigel General Manager
Bob Wilson Managing Editor
Steve Hellman, Joanne Hodgen Staff Writers
Sioux Scott, Web Buckham, Joel Moser Advertising Sales
Jack Nielsen Pressroom Supervisor

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THE INTERSECTION OF Carmel Valley and Robinson Canyon roads, shown in a view looking west toward the Farm Center, will be reconstructed with an underpass to handle traffic from the Carmel Valley Ranch development. The Monterey County Public Works Department is requiring the developer, Landmark Lands Company, to pay for the

intersection improvement, estimated to cost \$1 million. The underpass would accommodate westbound traffic turning left from Robinson Canyon Road onto Carmel Valley Road; it would require a 30-foot cut in the hill. (George T.C. Smith photo)

CV Ranch developers required to build \$1 million underpass

DEVELOPERS OF THE Carmel Valley Ranch will be required to build a \$1 million underpass at the intersection of Carmel Valley and Robinson Canyon roads.

The county Public Works Department has determined that the development will require an underpass for the left-turn (westbound) approach onto Carmel Valley Road from Robinson Canyon Road.

Engineers for Landmark Lands Company, developers of Carmel Valley Ranch, submitted plans to install only a traffic signal to comply with one of the conditions of the use permit. The traffic signal, however, was flatly rejected as inadequate by the public works department, according to Mo Orrett, supervising civil engineer for the county.

CARMEL VALLEY RANCH is the largest project in the history of Carmel Valley. Landmark has approval for 400 condominium units, a 100-unit hotel and a golf course. The Board of Supervisors approved the golf course and 140 condominium units last year, with several conditions, including a contribution from the developer for major road improvements.

The subdivision agreement requires the developer to contribute one-third of the cost of improving the intersection, and one-sixth of the cost of widening Carmel Valley Road to four lanes from Via Petra to Robinson Canyon Road.

The developer is expected to pay the full cost of improving the intersection, and can then apply the amount beyond its one-third share toward the cost of widening the road.

The first 80 condominium units are expected to be completed this year; the other 60 units are planned for construction next year. At approximately \$300,000 each, the 140 condominiums will represent value of \$40 million.

ORRETT SAID THE DEVELOPER will be required to improve the intersection before work begins on the 60 condominiums in the second phase.

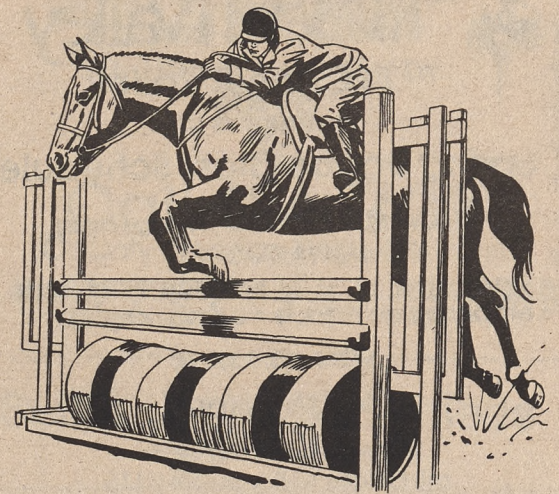
"We've asked the developer to come in with several alternatives for the intersection. They wanted to put in just a traffic light, but that was rejected as completely inadequate," he said.

The Public Works Department considers the location "almost a natural," Orrett said, "for an underpass left-turn onto Carmel Valley Road from Robinson Canyon Road."

Orrett said it would require "raising the road only slightly" to build the underpass for left-turn traffic.

The underpass could be constructed with a 30-foot cut into the hillside, Orrett said, and could include a concrete retaining wall faced with natural stone. Cost of this type of intersection is estimated at \$1 million, he said.

Alternatives for the intersection will be discussed by the supervisors at their April 15 or April 22 meeting, Orrett said last week.



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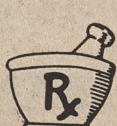
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Under the oaks and among the cacti

By SUSIE HARBER

SHE CAME FROM SWEDEN

Recently the Harbers of Carmel Valley gathered for a barbecue and to welcome a distant cousin from Ornskoldsvik, Sweden. She is 18-year-old Ylva Gunnarsdotter. Ylva came to the United States as an exchange student and has been living in Pennsylvania with a family since last August. She will be going home this August. She has been visiting lots of relatives on her cross-country hopping and they've been taking her to Disneyland, Yosemite, San Francisco and then to us. We had a great visit and only wish she could have stayed longer, we all enjoyed her very much!

A DUDE RANCH

Carmel Valley Junior Troop 2012 of the Girl Scouts recently went to a dude ranch after earning their money by selling Girl Scout cookies. The 14 girls and three adults had a terrific time riding horses, playing with all the animals on the ranch and eating great food. They went on a hay ride, saw a rodeo, relaxed in a hot tub (that's pretty good living for a Girl Scout), went swimming in a cold pool and all came back to the real world wishing that their weekend had gone on forever! Mary Kay King and Sue Clayton (the girls' leaders) and one brave father, Dick Franke, joined the girls for the fun. Maridith May had a 10th birthday she probably won't forget with special little cupcakes to add to the event. The other girls were Kim Faber, Annie Smithson, Coleen Powell, Elizabeth Shagehorn, Katie Luttrell, Joelle Goebel, Hailey and Tanna Franke, Susan Elsberry, Becki Eaton, Darcie Largent, Tiffany Clayton, Kristen Barrelli and Angela Acuna. They played among the beautiful wildflowers and saw all kinds of baby animals like Shetland ponies, Belgium draft horses, kittens, lambs, baby pigs and baby doves. All in all it was a weekend of memories and the girls and their leaders and even the dad enjoyed themselves immensely! How about going back next week girls?

NOW THEY HAVE FIVE

The Harbers have five grandchildren now! No not this Harber family but Art and Didi of Esquiline Road. Jeanette and Phillip DiPrima of Atascadero added another boy to their home and that made four grandchildren. Then last weekend Viki and Alan Harber of Salmon, Idaho, added another boy to their home and that made five! Now there are four boys and one girl (she belongs to Sandi and her husband Norman

Skaden of Tacoma, Wash.). Next time you see Didi just ask her how the kids are and if you are prepared for a long history on what each has recently accomplished she will tell you proudly.

SHE'S LEAVING TOWN

After so many years of living and working in the Valley, Mrs. Vernon of "A Little Bit of Russia" is closing her doors in The Village and is moving to San Francisco. Her long-time partner has passed away and the work has been hard just for her so it's time to move along, she says. We will miss your tea and talk, Mrs. Vernon, and wish you well.

YOU HAVE NOT HEARD ANYTHING YET!

One evening recently, I was typing out some stories and a friend of mine, Jack Arnold, called. He has some friends, Gib and Dorothy Hatch of Rancho Road, and they have a mouse problem! Actually, it's more than one — it seems that the dear Hatches put out these traps because of several little creatures in their house. They caught the mice ... alive, not killed, and then they let them go out the front door. "Well," I said to Jack, "that's a lovely story, but what's so unique about it?" If I had been able to see Jack's face I'll bet you it was smiling from ear to ear with what he was going to say next! The Hatches put these mice out the front door to go out into the world to play with their other little mice friends, but do they? I don't think so ... the Hatches have now caught 278 mice! You are probably thinking the same thing Jack and I did: these little guys are being fed something pretty nice in that house and they know a good thing when they've found it, so they are returning to the Hatches time and time again! Gib and Dorothy, what are you feeding those guys?

STUDENT EARNS HONORS

Congratulations to Joseph Jewett. He was among 56 full-time students who were named to the Dean's List for the winter quarter at the Monterey Institute of International Studies.

LET SUSIE HEAR ABOUT IT

Has there been a happy event in your life? Is your club or organization doing something special? Is anyone taking a trip? You can tell all your friends and neighbors in Carmel Valley about it by phoning Susie Harber at 659-4224.

Public Notices

NOTICE OF EIR REVIEW PERIOD

NOTICE IS HEREBY GIVEN that the County of Monterey, State of California is seeking written comment on the Draft Environmental Impact Report on the Los Laureles Lodge Expansion project in accordance with the California Environmental Quality Act of 1970. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the Environmental Impact Report together with other information relative to the environmental effect of the project. The overall project will consist of: Construction of additional motel units and replacement of existing units, so that the project will result in 50 units upon completion. The location is the Los Laureles Lodge in Carmel Valley.

NOTICE IS HERBY FURTHER GIVEN that said comments will be received until the following date: May 9, 1980 at 5:00 p.m.

Comments received will be included verbatim in the Final EIR which will respond to significant issues raised in the written comments received. Copies of this report are available at the Monterey County Planning Department in Salinas or may be reviewed at the following locations: Carmel Valley Branch Library.

A Public Hearing before the Board of Supervisors, to certify the EIR as complete and adequate will be held subsequent to this review at a time and place to be specified by legal ad in a local newspaper of general circulation.

For additional information contact: Monterey County Planning Department, Courthouse, Salinas, Phone 422-9018.

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Date of Publication:

April 17, 1980

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'Godzilla gobbling up private land'

Federal plan for Big Sur debated

By STEVE HELLMAN

A CROWD OF ABOUT 200 persons heard a series of warnings in Carmel last week from opponents of federal legislation to protect the Big Sur coast. The meeting, at Carmel's Sunset Center, was sponsored by "Friends of the Big Sur Coast."

A majority of speakers attacked the bill proposed by Sen. Alan Cranston, D-Calif., to create a Big Sur National Scenic Area from Malpas Creek in Carmel Highlands to the Hearst Ranch in San Luis Obispo County.

Opponents warned that the National Scenic Area would require huge staging areas at both ends of Highway 1 to bring tourists into Big Sur by bus. Charges were made, but not substantiated, that a 1,000-car parking lot would be located on the Odello family's artichoke fields at the mouth of Carmel Valley.

Federal involvement in Big Sur was likened to "Godzilla" coming to take away private property.

Cranston's bill would grant federal authorities the right to acquire only 5 percent of the land through condemnation, but opponents repeatedly charged that the bill would open the door to wholesale condemnation of Big Sur land. The bill includes a \$100 million appropriation for land acquisition and maintenance of the Big Sur National Scenic Area, which would be managed by the U.S. Forest Service.

SEVERAL SPEAKERS CONTENDED that Cranston's bill is needed to protect the Big Sur coast from development pressures and adverse impacts from tourism. They cautioned that local controls will not provide enough insurance against development because state and county governments lack the funds to implement the controls.

Cranston's bill is scheduled for hearings on April 24.

Rep. Leon Panetta, D-Monterey, has announced he will present his own bill for preservation of the Big Sur coast.

A chief aide to Sen. S.I. Hayakawa, R-Calif., announced at the meeting last week that the Senator intends to introduce a bill to rival Cranston's legislation.

Hayakawa's chief of staff, Gene Prat, said the legislation would be modeled closely with the "desires and concerns" of

'You've got to get it out of your minds that this is Smokey the Bear and the good guys. This is Godzilla coming to get your property.' — Charles Cushman, executive director of the National Inholders Association.

Big Sur residents. Asked after the meeting what Hayakawa's bill would propose, Prat said only that "it will not include massive federal intervention in Big Sur."

A movie, extensive speeches and an eloquent speech by Charles Cushman, executive director of the National Inholders Association, were presented by the Friends of the Big Sur Coast to present its case against Cranston's bill.

ALAN PERLMUTTER, MEMBER of the Friends, started the meeting by declaring, "Big Sur is in imminent danger of being changed. Big people have designs on Big Sur."

"We do have a bias," Perlmutter said. "We believe the National Scenic Area will change the nature of Big Sur, and what it means to the people that live there."

He accused Cranston of trying an "end run around the Local Coastal Program," the LCP mandated by the California Coastal Act of 1976, has been four years in the making, Perlmutter said, adding that it will have adequate controls for protecting Big Sur.

James Josoff, chairman of the Friends, said that Big Sur land is already protected by the residents, the physical restraints of the land itself and ultimately the LCP, which is 80 percent completed.

He charged that while the LCP has been developed by local residents, Cranston has proposed his legislation without any attempt to get opinions or recommendations from residents. He accused Cranston of rushing in with his legislation, claiming that it will lead to an increase in the number of visitors to Big Sur each year from three million to 12 million.

CUSHMAN WARNED THAT federal legislation is not meant to protect Big Sur, but that based on results in other parts of the country it ends up removing a community from its land.

"Sawtooth National Recreation Area (in Idaho) was created, and the feds had the rights to 5 percent condemnation, but 700 homes have been taken out," he said.

"You've got to get it out of your minds that this is Smokey the Bear and the good guys. This is Godzilla coming to get your property," Cushman intoned.

Carmel area residents will have to ask themselves, Cushman said, "What will it be like living at the gateway to a National Scenic Area?"

The impacts on Carmel would include increases in traffic, road maintenance costs and a tremendous overall increase in visitor use, he said. "What businesses lose in community they will not make up in profits," he warned.

"Becoming a gateway to a National Scenic Area is not a



MORE THAN 200 persons met last week in the Sunset Center auditorium in Carmel to discuss the different plans to preserve the Big Sur Coast. The meeting was sponsored by Friends of the Big Sur Coast, a group that opposes the federal plan to establish a Big Sur National Scenic Area under authority of the

gift," Cushman concluded.

THE WARNINGS WERE countered by several speakers.

Rod Holmgren, a 20-year resident of the Carmel area and a member of the Sierra Club, said that condemnation of private lands was not the covert intent of Cranston's bill. He noted that Highway 1 along the Big Sur coast has long been a federal Scenic Highway.

Cranston's legislation, Holmgren insisted, focuses on the LCP, making it the "minimum standard" for development of private lands in the National Scenic Area. "Cranston's bill makes no mention whatsoever of staging areas at both ends of Big Sur, or parking lots on the Odello land," he said.

Cushman argued that Cranston's bill will allow the federal plan to take precedence whenever the LCP and the federal

U.S. Forest Service. A majority of the speakers from the audience opposed the federal plan, charging that it would quadruple the annual number of tourists, change the character of Big Sur and include a large parking lot on the Odello family land at the mouth of Carmel Valley. (Alan McEwen photos)

comprehensive plan conflict.

John Williams, a Carmel Highlands resident, defended Cranston's bill, observing: "there isn't going to be state money to make the LCP work."

"After Proposition 13 and with Proposition 9 coming in June, we have no guarantee of state funds for implementing the LCP," Williams warned. He accused Friends of the Big Sur Coast of "having you believe all land in Big Sur will be acquired by federal condemnation. It just isn't so. No more than 5 percent of private land can be claimed by condemnation."

Josoff countered that the 5 percent figure is "precisely the regulation that the federal bureaucracy ignores. Your only choice in Big Sur will be to sell to the government or have your land condemned."

Williams maintained that a possible solution would be to seek an amendment to Cranston's land management plan to ensure protection of private property.

A MAJORITY OF THE speakers appeared convinced, however, that federal intervention in any form would destroy Big Sur for the residents who live there and in the Carmel area.

Bobbe Jeffers, a Carmel Highland resident, said federal legislation "makes a mockery of the local planning effort." She insisted that the Coastal Act had been forced on local

'We don't want another Yosemite, we don't need federal intervention.' — Carmel Mayor-elect Barney Laiolo.

governments in the form of the LCP, and now it would be subverted by the federal plan.

"Low man on the totem pole," Jeffers charged, "and the patsy in this is the well-meaning local person who has served on the LCP committee."

Paula Walling, a resident of Big Sur and teacher at Captain Cooper School, charged that Cranston's bill "endangers more than it protects."

"No one has seen the land use plan attached to the bill. It's going to be massed busing, enormous parking lots, damming of the Big Sur back country for more water. It's rubber stamp environmentalism, it's big business and big government and bureaucratic tyranny," she fumed.

Carmel City Councilman Howard Brunn suggested that Panetta's bill would provide an alternative to Cranston's legislation. "Panetta is going to have to come down with something to solve this," Brunn said.

Newly-elected Carmel Mayor Barney Laiolo told this newspaper after the meeting that he opposed federal involvement in Big Sur.

"We don't want another Yosemite, we don't need federal intervention. It can't be anything but a problem to the city with more traffic and regulation," he said.

Carl Larsen of the Sierra Club said the LCP is needed, but that it faces attack from the very people who are holding it up against the federal legislation.

"Many individuals in the Friends have tried to supplant a strong coastal commission, and weaken the LCP," he charged. "They will continue to do so even if they defeat the federal plan."



ALAN PERLMUTTER, a member of the Friends of the Big Sur Coast, was among the speakers who warned against federal intervention in Big Sur. He accused Sen. Alan Cranston, D-Calif., who has introduced a bill in the Senate to create the Big Sur National Scenic Area, of "sidestepping in one fell swoop" the planning efforts of local government and residents. Cranston's plan for Big Sur is "un-American," Perlmutter said, because the legislator did not seek advice from the residents of Big Sur and formulated his bill without their consent.

Carmel school superintendent Carl Wilsey resigns

By STEVE HELLMAN

DR. CARL E. WILSEY, beset by fiscal hardships since the passage of Proposition 13 and citing difficulties of working with a new school board, abruptly announced his resignation April 8 as superintendent of the Carmel Unified School District.

Wilsey made his surprise announcement to the five-member Board of Education at its April 8 meeting, saying he would leave his \$38,000-per-year post April 30 to take a position as assistant superintendent of the Stanislaus County School District.

"Basic philosophical differences" between himself and the new school board prompted his resignation, Wilsey told the *Outlook* after the meeting. He said the school board, with four new members elected last November, has repeatedly overreached its role and made his situation "tenuous" by involving itself in administrative decisions.

His resignation comes in the wake of the board's decision in March to grant administrators a lower pay raise than all other employee groups. It also follows a stinging letter of criticism against Wilsey submitted to the board in February by eight parents.

THE BOARD MEMBERS, apparently aware of his decision before the meeting, offered nothing but praise for Wilsey.

Veteran trustee Frances Gaver noted in a long laudatory address that Wilsey, a former college professor and administrator with 17 years experience, was selected "head and shoulders" over a field of 195 candidates in April 1978.

Board President Ken White acknowledged after the meeting that Wilsey had come to work for the district at a most difficult time, immediately after the passage of Proposition 13. He said of Wilsey: "He had to make some of the toughest decisions ever made in this district to cut services and programs."

Asked about Wilsey's observation that the board has gone beyond making policy decisions and into running the district, White said, "Sometimes the board does over-reach its charge, but it's out of a lack of experience. The new board is asking a lot of questions. We've had the wisdom to back off from going too far into the daily operation of the schools."

THE BOARD VOTED unanimously to appoint assistant superintendent William Rand as acting superintendent. Rand, who has been with the district since 1978, will serve while the

board searches for a permanent replacement, and will receive a salary equal to Wilsey's current pay rate.

The superintendent position, the board decided, should be advertised nationwide immediately.

A May 23 deadline was set for applications, and the board also scheduled a study session with administrators for April 16 to consider alternatives for filling the position.

Administrators and parents attending the meeting were completely surprised by Wilsey's announcement, although some privately expressed no surprise at Wilsey's dissatisfaction with the approach of the new school board.

One administrator, who asked not to be named, said, "It (his resignation) took us totally by surprise, but it's not surprising in face of the pressures from the community." He referred in part to the letter signed by eight women complaining that Wilsey had not responded to their concerns about problems at Carmel High School.

The letter, however, had "backfired" on the parents who signed it, the administrator said, noting that board members, parents and students came to Wilsey's defense at a meeting after the letter was publicized.

More significant pressure on Wilsey and other administrators has come from the new school board, the administrator stated. "It's a new board. They are not easy to work with, and there are hard, hard decisions ahead," he said.

DAN STEVENSON, PRINCIPAL of Carmel High School, urged the board to "explore alternatives instead of running out and hiring a new superintendent." He suggested that Rand be appointed acting-superintendent for up to 10 months while the district considers in-house candidates and the alternatives.

"I was just getting used to the old superintendent," Stevenson lamented.

IN AN INTERVIEW after the meeting, Wilsey reflected on his two years since he came here in 1978 from a teaching post at the University of Colorado.

"I wanted to get back into the administrative field, and my wife and I wanted to move back to California," said Wilsey, who had previously served as superintendent for the Santa Cruz City School District.

He had looked forward to the challenge, he said, but he had not expected the "turmoil that would be caused by Proposition 13." The budget cuts that were forced, and the cuts in services and programs, and the parents' dissatisfaction with the actions of the school board resulted, Wilsey said, in the election of the new board.



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From the "Carmel Valley Outlook," April 22, 1970

WHAT ARE VALLEY PEOPLE DOING ABOUT SAVING THEIR ENVIRONMENT?

Today is Earth Day — so proclaimed by the Environmental Action Committee in Washington, D.C., to focus public attention on the earth's beleaguered environment.

The *Outlook* decided this was an appropriate time to find out just what effect this sudden national preoccupation with pollution and ecology has had on people in Carmel Valley so we asked several people: "What are you doing to help save the environment?"

Ann Baker said, "I sign petitions, I don't smoke and I'm trying to impress our children about the importance of taking care of the environment."

"I've never used DDT, that's one thing. And I've signed petitions against the pollution of Monterey Bay," said Barbara Belleci.

PLAN ADDITIONS AT ALL SAINTS' DAY SCHOOL

All Saints' Episcopal Day School in Carmel Valley is planning to add a large multipurpose room, a small chapel and an office to the main school building.

The Rev. Peter Farmer, headmaster of the school, said he hopes construction of the new facilities will be completed by September. He said the additional space will be needed then because the school plans to add an eighth grade class, increasing its enrollment from 104 students to approximately 120.

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State mandates may kill proposal

Wastewater reclamation project in jeopardy

THE STATE WATER Resources Control Board has refused a request by the Carmel Sanitary District to discharge additional effluent into Carmel Bay.

The board also reaffirmed the state's decision to withhold funding for a wastewater reclamation project until the district submits proof that a market is available for the reclaimed wastewater, and an alternative can be found for disposal of the excess effluent.

Actions by the State Board concerning the \$13.7 million wastewater reclamation project will be discussed by the board of directors of the sanitary district at its meeting today (April 17).

The directors will discuss possible revisions of the reclamation plan to comply with the state mandates.

The method of collecting sewer fees will

also be discussed by the directors. Operators of two major shopping centers have requested that the sewer fees be based on metered flows instead of the current flat rates.

The annual flat rates, including \$72 for a residential unit and \$7.20 per seat per meal served for a restaurant, were adopted last year despite objections from proprietors and residents who charged that the rates were arbitrary and too high.

Other annual flat rates are motel, hotel, \$36 per room; bar area, \$144 per each location; service stations, \$108 per location; supermarkets, \$900 per location.

MICHAEL ZAMBORY, GENERAL manager of the sanitary district, said the owners of the Barnyard at the mouth of Carmel Valley and of Carmel Plaza in Carmel have asked the district to charge according to flows. He said that he will present a report to the directors, however, recommending that they continue the flat rate

system.

"The district does not have meters. We would have to pay the California-American Water Company \$27,000 per year to meter and bill our customers," he said.

Other problems would include the division of sewer costs for individual units in an apartment complex equipped with only one meter. A single meter in a shopping center would also preclude a calculation of sewer charges for each tenant, he added.

John Waldroup, owner of the Barnyard, said that he had not requested a change in the sewer fees, although he agreed that the flat rates are not fair to his tenants. He said it was probably one of his restaurant tenants who contacted the sanitary district to urge a change in the fee method.

"We've had independent experts tell us that the flat rates are way out of line. We still don't know where they got their rates, but they don't seem fair to our restaurant tenants," Waldroup told this newspaper.

Bud Bigelow, the sanitary district business manager, explained that the \$7.20 per seat per meal rate for restaurants was arrived at by determining the revenue the district needed from restaurants and dividing it by the estimated number of restaurant seats in the district.

THE STATE'S RELUCTANCE to continue funding of the wastewater reclamation project is clarified in a letter from Clint Whitney, executive officer of the State Water Resources Control Board.

The April 1 letter to the sanitary district stated: "There is growing concern that sufficient local reuse markets for the district's reclaimed wastewater may not be available."

"Grant funding for design of the proposed reclamation facilities will be withheld until your district can verify, through letters of intent and contracts, that reuse markets and other disposal options are available to accept the reclaimed wastewater from May through October."

Whitney declares that "should the district

be unable to provide verification by October, 1980, the recommended project will be considered unimplementable." Another project alternative, he states, would have to be selected.

"They're putting the squeeze on us," Zambory said.

The state's tough new attitude toward the project has been caused by a number of factors, Zambory said, including opposition by the Pebble Beach Sanitary District. That district has refused to contribute its share of the local project costs, and has questioned the overall cost-effectiveness of the project. The Pebble Beach district has asked the state to reconsider the need for the project.

The Pebble Beach district asked the state to lift the designation of Carmel Bay as an

'The state is putting the squeeze on us.' — Michael Zambory, Carmel Sanitary District manager.

Area of Special Biological Significance, but the state has denied the request, Zambory said.

The ASBS designation requires the Carmel Sanitary District to end its summertime discharge into Carmel Bay by 1983. The reclamation project is the district's answer to the discharge restrictions.

THE DISTRICT INTENDS to sell reclaimed wastewater to golf courses in the Del Monte Forest and Carmel Valley.

Zambory said, "We need to show the state that we can sell two-thirds of the wastewater, or about 40 million gallons per month to the golf courses."

Several of the golf course operators have signed letters of intent to buy the treated

Continued on next page

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Sewer service would be unavailable

No reclamation project, no Rancho Canada Lodge?

Failure of the wastewater reclamation project would spell doom to the planned Rancho Canada Lodge in Carmel Valley.

As a condition for his use permit, Nick Lombardo, president of Rancho Canada Golf Club, is required by Monterey County to connect the planned 175-room lodge to the Carmel Sanitary District sewer system.

The sanitary district, however, has a moratorium on new sewer connections until it finds an alternative to dispose of its effluent.

"Without the reclamation project, it would be impossible to provide a sewer connection to Lombardo's lodge," sanitary district manager Michael Zambory told this newspaper.

Zambory acknowledged that Lombardo has

signed a letter of intent to use reclaimed wastewater on his golf courses, but the letter does not constitute a formal obligation for the district to provide a sewer connection.

Until the wastewater reclamation project is implemented and Lombardo agrees to buy treated wastewater, Zambory said he is not assured of sewer service.

Lombardo currently irrigates his two golf courses with water from his private wells, and is not pressed to find a different source of water, Zambory noted. He added, "The only reason he (Lombardo) is dealing with us is for his hotel."

The use permit for Rancho Canada Lodge was approved last year by the Monterey County Board of Supervisors with three major conditions for

open space, traffic mitigation and sewage disposal.

Because of the sanitary district moratorium, Lombardo proposed to build a private, on-site sewage treatment facility.

The supervisors ruled that the proposed \$500,000 treatment plant was unnecessary and ill-conceived since the lodge would be built near one of the sanitary district main collection lines. They decided that Lombardo would have to connect to the sewer system despite the moratorium on connections.

Lombardo declined to comment when asked about the latest debate over the wastewater reclamation project and what it may mean for his planned lodge.

Reclamation project in jeopardy

Continued from preceding page

wastewater. Zambory said that he has asked the operators to send the letters to Whitney as proof that a market exists.

The golf courses that have agreed to participate are Pebble Beach Links, Rancho Canada Golf Club, Cypress Point, the Monterey Peninsula Country Club and the Northern California Golf Association, which operates Spyglass Hill Golf Course.

CHIEF OBSTACLE TO implementation of the reclamation project, Zambory noted, is disposal of the remaining one-third of the district's average monthly effluent.

The district had originally intended to pipe the excess to the Monterey Regional Sanitation District facility, but then it decided not to participate in the regional plan.

The alternative was for the state to amend the ASBS designation to allow excess discharge into Carmel Bay. The district planned to store excess summertime effluent in a reservoir, then discharge it into the bay

during the winter. The state's denial of excessive discharge into the bay, as indicated in Whitney's letter, means that the district must return to its original plan to connect to the regional system, Zambory said.

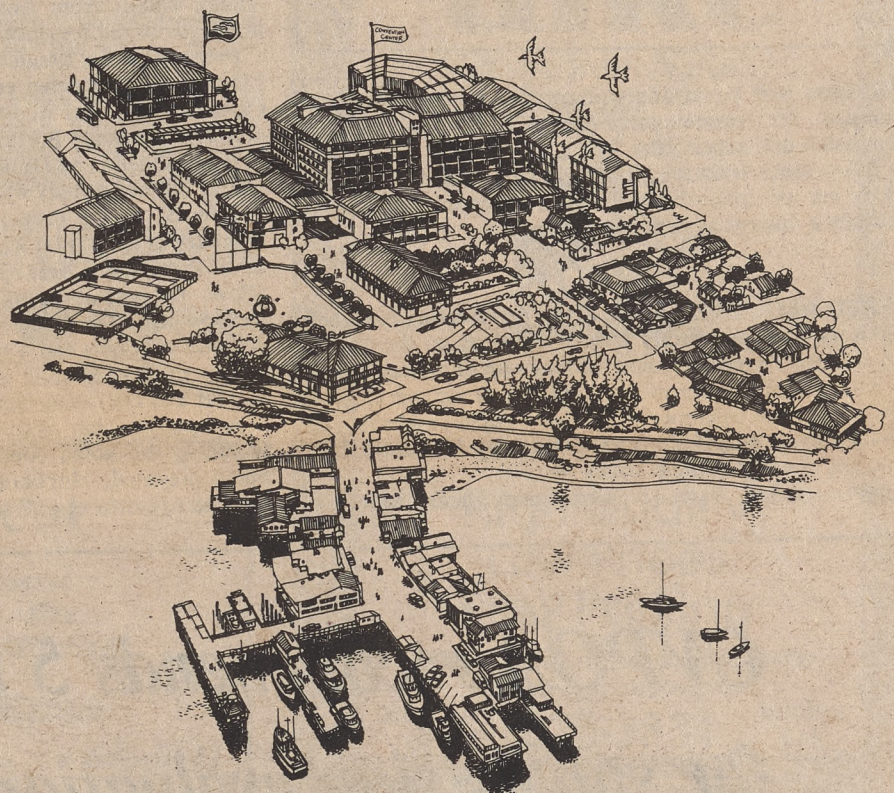
He admitted, however, that the Carmel Sanitary District cannot be guaranteed capacity in the regional system. Pipelines for the system were designed and constructed without allowance for Carmel's participation, since it had originally balked at joining.

"The regional system has the capacity to receive our excess effluent during the summer months, but only that much and no more. If it rains during the summer, we'd be cut off, forcing us to dump into the bay," Zambory said.

The state, Zambory admitted, would "frown" on discharge into the bay, even in the event of unusual summer rains.

Zambory said that the sanitary district and the regional district are presently studying the exact capacities and restrictions that would be attached to a tie-in with the regional system.

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Heated debate looms on selection of CV subdivision evaluation board

By STEVE HELLMAN

THE POLITICALLY-EXPLOSIVE appointment of the Citizens Subdivision Evaluation Committee (CSEC) is the final step to implementation of the new Carmel Valley Master Plan.

The Monterey County Board of Supervisors last week approved five ordinances for the implementation of the 20-year Master Plan, and rezoned the 29,000-acre Valley to conform with its provisions.

The five-member CSEC will be appointed by the supervisors at their April 29 meeting. They will have the authority to rate subdivision applications for later review and approval.

The Master Plan establishes a quota of 2,500 new homes in the Valley in the next 20 years. Developers will compete for approval of their projects, and for an annual allocation of units.

The CSEC will score all development applications, including single lot splits, through an evaluation and point system. The

Monterey were emphatic, however, that only Valley residents should be appointed to the CSEC. Farr and Moore, who represent the two supervisorial districts that encompass the Valley, also insisted that only they should make the appointments.

Discussion of the CSEC and the method of appointments was scheduled for the supervisors' April 15 meeting. Advertisements for nominations will be publicized.

The appointments will be approved by the supervisors at their April 29 meeting; they will also schedule the date for the first series of development applications to be scored and processed.

THE SUPERVISORS approved the rezoning of the Valley with a special provision that will allow several developers to request exemptions from the rezoning of their parcels.

"Hardship cases" were cited by representatives of the planned High Meadows II subdivision, the Carmel Valley Manor, the Tantamount Theater and the Odello family project.

In each case the supervisors agreed to consider exemptions from the rezoning, indicating the requests would be considered as formal amendments to the Master Plan at a meeting in June.

Rezoning of the Carmel Valley Manor would prevent the only rest home in the Valley from pursuing its plans to construct four to six additional units, said architect Thomas Elston.

the mouth of the Valley, would be restricted to only 79 units by the rezoning, said attorney Thomas Jamison.

Rene Sonne, representing the Tantamount Theater, asked the supervisors to not rezone the 7.5-acre parcel east of Carmel Valley Village from Commercial to Rural Residential. He hopes to rebuild the theater that was destroyed by fire in 1978.

Proposed Rural Residential zoning of the Odello property, a 134-acre parcel located east of Highway 1 and south of the Carmel River, was questioned by attorney Don Hubbard, architect Sabastian Bordonaro and the Odello family.

Bruna Odello and Hubbard argued that the rural residential zoning did not comply with the language of the Master Plan as it referred to the property. The supervisors had agreed to language in the Master Plan that included the Odello property in the lower valley Area of Development Concentration, which allows for visitor accommodations and other commercial development. The Odellos want to develop a 200-room hotel, 97 condominiums and a farmers market.

The rural residential zoning would prohibit the farmers market and the hotel, Hubbard noted.

A specific plan with several development alternatives, including the hotel, condominiums and farmers market, is being prepared, Hubbard said. He asked that the land be rezoned to conform with the "true intent" of the Master Plan

and the specific plan.

Because of the uncertainty over the intent of the Master Plan language, and the pending adoption of the specific plan, the supervisors agreed to ask the county Planning Commission to study a "transitional" zoning proposal. The Odello property ultimately would be zoned to conform with the specific plan.

THE SUPERVISORS approved five ordinances as amendments to the county subdivision codes. They include: definition of a legal lot of record; establishment of a Planned General Commercial District; definition of a nonconforming lot; establishment of a Rural Resident District which will cover most of the Valley with maximum densities of either one acre per unit, or 2.5 acres per unit; establishment of the Residential Allocation Zone (RAZ) to designate those areas where growth will be regulated by the Master Plan's quota and allocation system; and the establishment of the CSEC, its special

'Only the supervisors of the districts that cover the Valley should make the appointments (to the Citizens Subdivision Evaluation Committee). We're the ones that have to take the heat.' — Supervisor Michal Moore.

'It's a question of getting good and reasonable men on the Citizens Subdivision Evaluation Committee.' — Milt Frumkin, Valley resident.

applications will be arranged according to the scores and forwarded for review and approval to the Planning Commission and supervisors.

A low score from the CSEC will be a basis for denial. This power of quasi-denial is unprecedented for what is essentially a citizens advisory committee.

ASKED ABOUT THE CSEC after their meeting last week, supervisors expressed firmly divided opinions on the method of appointing the members and the make-up of the committee.

A majority of the supervisors told this newspaper that the CSEC should not be comprised of only Valley residents. One supervisor even said if the committee is to be "neutral" it should not contain a single Valley resident.

Supervisors Sam Farr of Carmel and Michal Moore of

procedure for scoring subdivisions, and the lengthy, complicated "ladder of steps" for processing development applications.

Applications will be reviewed first by the planning department (with the director of planning empowered to deny an application for incompleteness or inconsistency), then forwarded to the CSEC for scoring. The CSEC will score each application on the basis of safety hazards, land use and impacts on visual and biological resources.

The applications will be arranged by score in "flights" that will be forwarded to the Planning Commission and supervisors twice a year for review and approval. A low score from the CSEC can be a basis for denial of a project.

A developer will be able to revise his application if it receives a low score, and resubmit it to the CSEC for consideration in the following flight. The application can proceed to the Planning Commission regardless of the CSEC's rating.

CVPOA recommends 5 persons for subdivision evaluation board

THE CARMEL VALLEY PROPERTY Owners Association (CVPOA) has recommended five persons for appointment to the Citizens Subdivision Evaluation Committee.

They are Earl Moser, Peggy Arnold, Melvin Steckler, Mary Ann Matthews and Sidney Morris.

The names were submitted to Monterey County Supervisor Sam Farr, along with proposed criteria for selection of the panel.

The committee, to be appointed by the supervisors, will evaluate and score all development applications for Carmel Valley according to an elaborate system outlined in the new Carmel Valley Master Plan.

The group will award points to each application for land use, attention to safety hazards and protection of visual and biological resources. All subdivisions, including single lot splits, will be subject to the committee's review and rating.

MOSER IS PRESIDENT of the CVPOA board of directors, and a member of the 13-member citizen study committee that worked for more than 2½ years to revise the Master Plan.

Steckler is a Carmel Valley businessman. Morris, a Carmel attorney, is a former CVPOA director. Arnold, a housewife, has been active in planning affairs for many years. Matthews was a member of the Master Plan study committee.

Thorough knowledge of the Valley was the main criterion for the recommendations, Moser said. He stated emphatically that the committee should be composed entirely of Valley residents.

Deploing the possibility that each of the five supervisors might make a single appointment, Moser said, "If someone from King City or Prunedale were on

the committee it would be unfortunate." He said that only Farr and Supervisor Michal Moore, who together represent the Valley, should make the appointments.

Moser observed that some supervisors hope the committee will assess projects in other areas of the county when other Master Plans are adopted. He said it is "ludicrous to expect a single, five-member, non-salaried committee to spend the time necessary to evaluate all projects in the county."

Separate committees for each Master Plan area would be preferable, he said, with each committee comprised of local residents. "It's going to take a lot of work scoring applications. Each committee member must know his or her area thoroughly," Moser added.

THE CVPOA STATEMENT of criteria for a committee member:

• **Knowledge of the Valley:** "The member should know the geography, development, history, natural flora, scenic vistas, flood, droughts and roads."

• **Motivation:** "The member should have an honest desire to preserve the rural character of the Valley." Preservation of the Valley's rural character is one of the stated goals of the Master Plan.

• **Intelligence:** "The member must be able to clearly visualize the results of a proposed development, and be able to apply a reasoned group of values and to express in writing the reasons for scores."

• **Objectivity:** "The member must not be prejudiced toward unlimited growth nor toward no growth. The person who wishes the plan to fail must be especially avoided."

• **Agreeable and tactful:** "The member must be able to work harmoniously with other members of the committee, with developers, with the Planning Commission and staff and with critical members of the public."

JEAN BLEICK, REPRESENTING the League of Women Voters of the Monterey Peninsula, noted that "there is no minimum score required for further consideration (of an application)." She argued that a subdivider could "disregard or bypass" the CSEC, and proceed routinely to the Planning Commission and supervisors even with a low score.

Supervisor Farr echoed the concern that "the citizens committee can be bypassed despite its role in scoring applications."

Ramos advised the supervisors that the CSEC cannot be given the power of outright denial. State law, he explained, does not allow a citizens advisory committee the authority of a decision-making body. He added that the CSEC already has considerable, unprecedented power through its scoring of applications.

Milt Frumkin, a resident of the Valley, asked about the make-up of the CSEC, asking who would be appointed. Another resident stated, "It's a question of getting good and reasonable men on the CSEC."

THE SUPERVISORS WERE polled individually after the meeting, and gave this newspaper these opinions on the CSEC:

• "Only the supervisors of the districts that cover the Valley should make the appointments," said Moore. "We're the ones that have to take the heat."

• "Only residents (of the Valley) should be appointed, and only by myself and Michal," said Farr.

• "Each supervisor should have one appointment," said Dusan Petrovic of King City.

• "Each supervisor should have one appointment, and the majority of the committee should be Valley residents," said Barbara Shipnuck of Salinas. She insisted that it would "politically defuse the appointments" if each supervisor has a choice instead of just Farr and Moore.

Members on the committee from outside Carmel Valley are necessary, Shipnuck said, because the committee eventually will assess projects in other areas as well.

"We expect to have other Master Plan areas that will require a citizens evaluation committee, and it would be best to have just one committee for the county," she said.

Zoning Administrator Robert Slimmon confirmed that a citizens evaluation committee will make decisions in areas where the RAZ district is applied. He added, however, that the RAZ zoning is not contemplated currently for any other areas of the county except Carmel Valley.

• "The committee has to be independent, it can't be all Valley residents. Maybe it should be all outside people," said Kenneth Blohm of North County. He also felt that each supervisor should have an appointee on the committee.

Trial expected in mid-May

Lawsuit may keep CV Master Plan on the shelf

IMPLEMENTATION OF the new Carmel Valley Master Plan could be delayed for a year by a lawsuit by the city of Carmel and Virginia Merz of Carmel Valley.

The suit, filed in March, charges that the supervisors improperly approved the Master Plan by failing to order an environmental assessment of its significant impacts.

It alleges that negative declaration, which precludes preparation of a more stringent Environmental Impact Report, was approved for the plan last year by the supervisors despite these facts:

- The Master Plan allows for 2,500 new homes in the Valley, which would result in an increase of more than 50 percent.
- Significant adverse impacts on the environment, impacts that are recognized in the plan itself, will result from increased traffic, air pollution, sewage and water consumption and decreased open space and wildlife habitat.

The lawsuit states: "Development pressure is threatening some of the fundamental elements that define the character of the Valley."

After the supervisors approved the negative declaration, they made major changes in the plan which would allow increased development. The lawsuit specifically attacks the supervisors' decision to allow for the proposed 175-room Rancho Canada Lodge and development of the Odello family's 134 acres at the mouth of the Valley.

The lawsuit requests that the supervisors comply with the California Environmental Quality Act and the State Planning and Zoning Act by preparing an EIR. It states that the implementation of the Master Plan should be delayed until the EIR is prepared, which could take from six months to a year.

The trial is expected in mid-May.

Attorneys for Carmel have requested a preliminary injunction to halt implementation until the trial. A hearing on the injunction is scheduled for April 18 in Monterey County Superior Court, Salinas.

ATTORNEY ALEXANDER HENSON, hired by Carmel as a special consultant for the lawsuit, said he will argue that

the court must order the county to withhold implementation of the ordinances and the rezoning.

"The ordinances must be in conformity with the county General Plan. The Master Plan is a part of the General Plan, but it is a legal nullity because it was invalidly adopted. It requires an EIR," Henson said.

He will also argue that the supervisors must retain an interim moratorium on development in the Valley until the trial decision is reached, and the EIR is either ordered or prepared, or the lawsuit is defeated.

The supervisors plan to lift the moratorium after they appoint a Citizens Subdivision Evaluation Committee at their April 29 meeting and set a date for the first series of development applications to be rated and processed.

Deputy County Counsel Jose Ramos said that he would ask the court at the April 18 hearing to "throw out the lawsuit."

He declared that the lawsuit is improper because it fails to name "indispensable parties to the action."

"The Odello family and developer of Rancho Canada Lodge should have been named as real parties in interest," Ramos said, noting that only the supervisors are named in the suit. He said the Odellos and developer Nick Lombardo are "indispensable parties" because their projects are mentioned directly in the lawsuit, and their projects would be delayed if an EIR is required.

RAMOS WILL BASE his argument in part on a suit that was tossed out by an appeals court because a real party in interest was not served.

The First District Court of Appeals in October 1979 dismissed a lawsuit filed by the Sierra Club against the north coast Regional Coastal Commission. Ramos said the Sierra Club sued to set aside a use permit, but the lawsuit failed to name the use permit applicant.

"It is obvious that they (the Odellos and Lombardo) should have been served. Their projects would be held up by the lawsuit," Ramos said.

He added that many other projects would be delayed by the lawsuit, especially if the court finds that the interim moratorium must be retained. He said, "There are many (developers) who should have been named and forced to join the defense."

If the court declares the lawsuit invalid, Ramos said it could not be refiled because the 30-day deadline has passed since the Master Plan was approved on Jan. 15.

If the court does not declare the lawsuit invalid, Ramos said his argument on the indispensable parties should at least convince the court to deny the preliminary injunction.

Steve Hellman

CVPOA elects 2 board members

Two new members were elected to the board of the Carmel Valley Property Owners Association at its April 9 meeting at the Mid Valley fire station.

They were Mrs. Lynn Morris, also named treasurer, and Jacqueline Marks. They

replaced resigned board members Wharton Sinkler and Shirley Snyder.

In other action the board named Jack Sassard vice president and Lillian Stevens and Betty Graef co-chairmen of the membership committee.

Committee reports included a new location for the May 13 candidates' night for the county Board of Supervisor races. Originally scheduled for Hacienda Carmel, the candidates' forum will be at Del Mesa Carmel clubhouse at 7:30 p.m., Earl Moser, CVPOA president, announced.

Europe tour for high school, college credit

A European tour for high school or college credit for high school students will be sponsored by the Pacific American Institute of San Francisco June 28-July 27. An introductory meeting for local students and their parents is planned Wednesday, April 23 in room 2 of Carmel High School, Ocean Avenue and Highway 1, Carmel at 7:30 p.m.

The tour, titled *Seven Cities in Europe*, will include visits to Athens, Greece; Rome, Florence and Venice, Italy; Innsbruck, Austria; Paris, France; and London, England, with flights leaving from and returning to San Francisco. The cost of the trip is \$2,355, which includes all transportation, meals, lodging and other extras.

Leaders of the group are Paul and Kay Sheckler of Carmel Valley and Jeff and Suzanne Knorr of Carmel.

An orientation film will be shown and there will be a question-and-answer period. Registration for the tour may be made on the evening of the meeting with a payment of \$50.

For more information, phone the Shecklers at 659-4873.



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Hearings scheduled on school budget

Two public hearings on the preliminary \$6.1 million budget of the Carmel Unified School District for the 1980-1981 school year will be conducted by the Budget Advisory Committee this week.

The panel scheduled a meeting for today (April 17) at 7:30 p.m. in the Carmel Middle School library to receive public comment on the preliminary budget.

A second meeting is scheduled for Friday, April 18, at 3:30 p.m. in the Middle School library.

Recommendations for a mandatory six-period school day, music program, average

class size and funding options are among the matters to be discussed.

The committee will make formal recommendations to the Board of Education.

The preliminary \$6.1 million budget prepared by

the district administrative staff represents an increase of 1.6 percent over the 1979-1980 budget.

Spending cuts will have to be made, however, because the proposed budget would not leave the district with

more than a \$1,000 ending balance.

The Budget Advisory Committee will also meet April 22 at 3:30 p.m. and April 24 at 7:30 p.m. in the Middle School library.

CHS senior Art Strum wins scholarship

Arthur Strum, Carmel High School student body president and valedictorian, has won a National Merit Scholarship.

The \$500 renewable award

is to be given by the McGraw-Hill Foundation. Strum said he will use the stipend at the University of California at Berkeley or Stanford.

The award is based on per-

formance on the Preliminary Scholastic Aptitude Test and the Scholastic Aptitude Test. Strum scored in the 99th percentile nationally in both tests.

The selection of winners of the corporate-sponsored scholarships is handled by the National Merit Scholarship Corporation, Evanston, Ill. The majority of sponsors of the four-year awards — including McGraw-Hill — designate awards for finalists who are children of their employees.

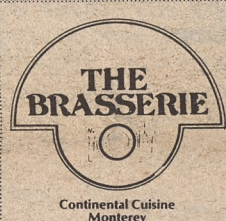
Strum's mother, Ione, works for McGraw-Hill in Monterey.

The McGraw-Hill Foundation headquarters in New York City had 100 applicants for the four-year awards in 1980. Strum is one of four McGraw-Hill award winners nationally.

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Sierra Club

Trails Day

this weekend

Trail Days, the annual work party-hike-picnic, and a tramp through Henry Coe State Park are on the outing calendar of the local Ventana chapter of the Sierra Club this weekend. Everyone is welcome to join the free excursions.

Trail clearing in the Forest of Nisene Marks is planned Saturday, April 19 when volunteers meet at the Mary Easton Picnic Site at 8:30 a.m. to register and begin work on paths. Workers are asked to bring lunch, beverage, gloves and tools if possible; the park department will provide some tools.

Trail Days, organized by the Santa Cruz Mountain Trails Association 10 years ago, is the annual project of the Sierra Club and other environmental, civic and youth groups to improve hiking opportunities in the Forest of Nisene Marks.

Meet at the Cinema 70 parking lot, Del Monte Center, Monterey, at 7 a.m. to form carpools for the 50-mile drive to the Santa Cruz mountains. A carpool fee of \$3 is suggested.

For further information, phone 624-3052, evenings or 375-4860.

An eight-mile hike through Henry Coe State Park, located in the hills east of Gilroy is scheduled Sunday, April 20. The strenuous loop hike has an elevation gain of 1,400 feet. Meet at the Cinema 70 parking lot at 7:30 a.m. to form carpools for the 120-mile drive. Bring lunch, libations and a recommended carpool fee of \$5. Park admission is \$2 per car.

For more information, phone 624-3052, evenings.



SPECIAL PULL-OUT SUPPLEMENT:

THE BIG SUR COAST

A precious resource that must be saved



Point Sur, Monterey Coast, California

By Ansel Adams

"The large sums of money needed to acquire development rights or scenic easements greatly exceed the financial resources of state and local government . . . the federal government is the only realistic source of funds for this purpose."

STATEMENT OF GOALS AND POLICIES

THE BIG SUR COAST is a unique natural resource. Its ocean and mountain majesty are unsurpassed anywhere in the world. Highway 1 may well be the nation's most scenic roadway. The Big Sur way of life is special, reflecting the values both of the pioneers who settled this coastal wilderness and the creative people who contributed to its renown.

The Big Sur Foundation was formed in response to these pressures. The Foundation is a private, non-profit coalition of citizens, most with homes, businesses, or other property in the Big Sur area, and all with deep concern for the long term protection of its values.

The Foundation's goal, without precommitment to any solution, is to seek the best possible framework for the future of the Big Sur coast. Its objectives are twofold: (1) to preserve for future generations the natural splendor, historical heritage and special character of the Big Sur coast; and (2) to support appropriate development, public and private, commensurate with protecting its scenic and natural resources.

PHILOSOPHICALLY, the Foundation recognizes that the visual experience of the Big Sur Coast is its primary value for most people. Accordingly, in evaluating proposals for the Big Sur coast, the Foundation will be a strong advocate for the

protection of its scenic beauty.

Geographically, the Foundation defines the Big Sur coast as the area extending from Malpas Creek on the north to San Simeon, and from the easternmost extent of publicly owned lands to 12 miles at sea.

Practically, the Foundation functions as a data-gathering, research and resources center. In this capacity it has already contributed to an unprecedented natural resource inventory of the Big Sur region.

The Foundation is exploring all plans and proposals relating to the Big Sur area, and studying a broad range of innovative management concepts in other parts of the country. It is also consulting with other citizens and organizations, and with agencies at all levels of government. Ultimately, the Foundation will dedicate its staff and resources to the support and implementation of the comprehensive program — whether local, state, federal or combination thereof — found to be in the best interests of the land, the people of Big Sur and the general public.

THE SPECIFIC CONCERNS of the Big Sur Foundation are:

Improving Management of Public and Private Lands. Decisions affecting the Big Sur area are now made by 77 public

agencies. Most of these agencies show concern for protecting environmental values, but have different primary goals, objectives and methods. Coordinated, responsive management is essential to maintain the integrity of the Big Sur coast.

Protecting the Area from Overdevelopment. Each year more people are attracted to Big Sur to visit or to live. It is a fragile and finite area. Its wilderness character will be threatened if too much residential or commercial development is allowed and if public overuse of vulnerable areas is not prevented. The need for limits is already recognized at Point Lobos State Reserve, where public use is curtailed when necessary to protect natural values.

Preserving Human, Historical and Cultural Values. The character of Big Sur involves a way of life and the people who sustain it — ranchers, artists, craftsmen and homesteaders whose love of the land transcends rigorous living conditions and limited economic opportunities. The human, historical and cultural heritage of Big Sur is a resource to be considered in any program for conservation of the land itself, and in any legislation affecting it.

Developing a Comprehensive Program for Scenic Protection. A long-range program sensitive to both public and private interests must be developed to protect the scenic values of the Big Sur coast and the richness and diversity of its natural resources. The concept should be one that can be supported by local residents and property owners, but at the same time, be responsive to the public interest in scenic and recreation resources and visitor-serving facilities. The completed program should be presented to elected officials and administrative agencies of county, state and federal governments for implementation.

The Foundation proposes the following guidelines for development of a comprehensive program for the Big Sur coast:

- **Standards and policies** must be tailored to the unique nature of the Big Sur coast.

- **Environmental constraints** must be respected in an area as rugged yet as fragile as the Big Sur coast. These include water supply and waste disposal; geologic suitability of terrain; protection of watershed, habitats, shoreline and other environmentally sensitive areas; and fire and flood hazards.

- **The capacity of Highway 1** should be recognized as the major limiting factor in the future of the Big Sur coast.

- **Agricultural uses** of the land — ranching, grazing, farming, animal husbandry — should be protected and other congenial uses encouraged. Any operation that might jeopardize the quality of the environment — logging, mining, quarrying, oil drilling — should be discouraged.

While resource protection and public recreation are each important objectives, where the two are in conflict, protection of resources should be priority.

- **Supporting Other Projects.** The Foundation will support projects and legislation reflecting its goals and objectives, by public or private agencies. New proposals should not duplicate work already underway, but should seek to harmonize local, state and national interests in the Big Sur region. The foundation will work for funding by governmental, private and non-profit organizations for purchase of scenic easements or other interests in lands of high environmental value. In all such efforts, the Foundation has the following policy objectives:

- **Identifying and protecting** historic elements of the Big Sur coast, including structures of special significance, and encouraging a quality of design sensitive to the area and its traditions.

- **Seeking more flexible** and imaginative means for fair compensation to land holders for preserving open land that might otherwise be developed.

- **Balancing the need** for public purchase of key lands against the merits of private stewardship as the best means of protecting scenic values and preserving open space.

- **Finding means** of relieving real estate and inheritance tax pressures that result in the sale or subdivision of land.

The Big Sur Foundation seeks the active support of individuals, organizations and agencies sharing its goals. All activities of the Foundation will be consistent with its tax-exempt status.

County and state government cannot implement visual resources and agricultural protection policies of the Big Sur Coast Local Coastal Program

The policies governing protection of visual and agricultural resources recently articulated by the Monterey County Planning Department and by the Big Sur Coast Citizens Advisory Committee reflect a steady evolution of community values that goes back at least as far as the early 1960's.

This report analyzes in depth the ability of the county and state to implement these policies with their current authorization and budgets. It explores the legal authorization for, and constraints on, government regulation of land use, and it examines both the institutional and financial resources at the command of state and local government agencies.

Finally, examination is also made of the political and economic trends that will affect implementation of the Local Coastal Program mandated by the California Coastal Act of 1971. Throughout the report, attention is given to the interests of landowners and the effects on them of the implementation proposed by the County.

This report does not focus on other subjects of great significance for the future of the Big Sur Coast, including problems associated with Highway One congestion and the worsening inundation of the coast by the visiting public. These subjects will be covered in future reports.

Also, this report only deals with the visual and agricultural resources of the Monterey County Big Sur Coast even though many of these issues have equal relevance to the northern San Luis Obispo County Coast. We have chosen to limit this analysis to Monterey County for practical reasons.

Because of the depth of relevant resource material generated by Monterey County and the consistent evolution of policies

and land protection programs designed to protect these resources adopted by Monterey County, it was convenient to work within its political framework even though the quality and value of the scenic and agricultural resources continue through the Hearst Ranch and even though Highway One and the Santa Lucia Mountains weld together the southern Monterey County Coast and the northern San Luis Obispo County Coast.

Any legislative proposal for meeting the needs of the Big Sur Coast that exceed the capability of local and state government should deal comprehensively with all these problems. Thus, the present report, which deals only with two of the most important resources of the Monterey County Big Sur Coast, demonstrates the need for legislative action, but does not demonstrate the full need.

We conclude that the scenic beauty of the Big Sur Coast cannot be protected adequately by the county and state through implementation of the LCP, with two results.

First, the magnificence of the Big Sur Coast, which is a resource of national significance, will deteriorate following certification of the LCP. This deterioration may happen more or less quickly, depending on uncertainties of local and state government funding and politics. But it will happen.

Second, the landowners will continue to be squeezed and will be confronted by at least as many uncertainties as they have to contend with now.

Finally, we conclude that substantial sums of money are needed from the federal government for fair compensation to landowners and for effective resource protection.

"Substantial sums of money are needed from the federal government for fair compensation to landowners . . ."

The need for a legislative charter for the Big Sur Coast

Key areas in which state and local planning and existing land management programs fail to protect coastal resources or provide for compatible land uses

Through its extensive participation in local and state planning efforts for the Big Sur Coast, the Foundation has developed an awareness of what these various agencies and organizations have accomplished to date and what they are likely to accomplish in the foreseeable future. This takes into account their institutional capabilities, available funds, and the constitutional constraints on their activities. An examination of this record and an awareness of these limitations suggests that their efforts, as effective as they have been, are not able to respond adequately to the special needs of the Big Sur Coast.

"The Big Sur Coast LCP — Critical Planning Policies" (The California Coastal Act of 1976 mandates Monterey County to prepare the Local Coastal Program (LCP) for the Big Sur Coast) developed by the county Planning Department raises this issue in embryo form. Several of the draft policies, as well as the discussion of implementation, focus on implementation techniques that, for all practical purposes, exceed the capabilities of both the county and state.

This includes (1) the discussion of the need for public money to compensate landowners whose property lies wholly within the viewshed from Highway 1 or from other prominent vista points, (2) the possibility of regulating traffic along the highway and consideration of including this stretch of Highway 1 in the National Scenic Parkway System, and (3) the need for improved coordination among government agencies,

including the U.S. Forest Service.

In endorsing these "Critical Planning Policies," the Citizens Advisory Committee (CAC) urged that future drafts address the problem of enforcement of whatever land use plan and implementation program are supposed to be in effect. Enforcement of land use plans is another area where the federal government may be able to backstop the local and state efforts. Finally, the CAC Transportation Subcommittee, in addition to recommending restricted access to the highway under certain conditions, also brought up the possibility of subsidization of appropriate public transportation. Money for such subsidization is another need that is likely to surpass the capability of the state and local government in the foreseeable future.

SET OUT BELOW is a tentative list of key areas in which local and state planning — including the LCP, the activities of the California Department of Parks and Recreation and of private land management organizations — appear to be insufficient:

1. Money to provide equitable treatment to landowners for any of the following purposes:

- maintaining land in grazing and agricultural production,
- protecting scenic beauty and natural and cultural resources,

- acquiring and maintaining public access easements and land for recreation, where appropriate,
- acquiring fee title or development rights to key parcels;

2. Unified management:

• that coordinates activities of agencies from all levels of government including the California Department of Parks and Recreation, the U.S. Forest Service and other federal agencies,

• that extends geographically from Malpas Creek in Monterey County to the southern boundary of the Hearst Ranch in San Luis Obispo County,

• that includes the capability to enforce whatever land use plans and implementation programs are in effect;

3. Regulation of traffic on Highway 1 and subsidization of appropriate public transportation;

4. Money for a thorough, ongoing planning effort to supplement what the county and coastal commissions are able to achieve given their limited staffs and budgets.

As discussed below in Part II, these key areas coincide with strong concerns of both the local community and the visiting public. Since this visiting public consists of people from across the United States and from abroad, and since the scenic beauty of the Big Sur Coast is widely recognized as having national significance, it is realistic to seek federal assistance for dealing with these unsolved problems.

The importance of taking effective action in 1980

Effect of Certification of the Big Sur Coast LCP's. The statutory deadline for certification of the Local Coastal Programs (LCP's) is January 1981. Several major changes in existing regulatory authority will follow certification of the Monterey and San Luis Obispo County LCP's for the Big Sur Coast.

First, the interim authority exercised by the Coastal Commission since Proposition 20 went into effect in 1973 will expire. Pursuant to this interim authority, the Central Coast Regional Coastal Commission has denied all subdivisions of land that would have increased residential capacity along the Monterey County Big Sur Coast. Upon certification of an LCP, subdivisions and construction will be permitted consistent with its provisions.

Because of the effects of the limitations and constraints discussed in Part I above, this permitted development will include some incompatible land uses. In Monterey County such development is likely to consist of piecemeal construction of public and commercial recreation facilities, houses and road cuts, rather than a major large-scale project. Nevertheless, such piecemeal development could result in the cumulative degradation of the coast. In San Luis Obispo County,

however, major recreational and second home development can be anticipated on the Hearst Ranch.

At present, permit jurisdiction over development in the California coastal zone is exercised by the California Coastal Commission. Upon certification of an LCP, permit jurisdiction for the Big Sur Coast will be transferred from the Coastal Commission to Monterey and San Luis Obispo counties. Then the rigor with which the LCPs are implemented and enforced will depend on the fluctuations of local politics and the funding available to local government.

Opportunity. The logical basis for proposing legislation is the substantial overlap between the public and private interests in the Big Sur Coast and the national, regional and local interests. It is fair to say that most, if not all, sectors and levels of government want to protect this coastline's scenic beauty, while perpetuating its rugged pastoral quality. And by providing for and controlling the public use of the area, the interests of the permanent residents would be further protected.

THE NATIONAL AND INTERNATIONAL significance of the Big Sur Coast has been affirmed and re-affirmed at

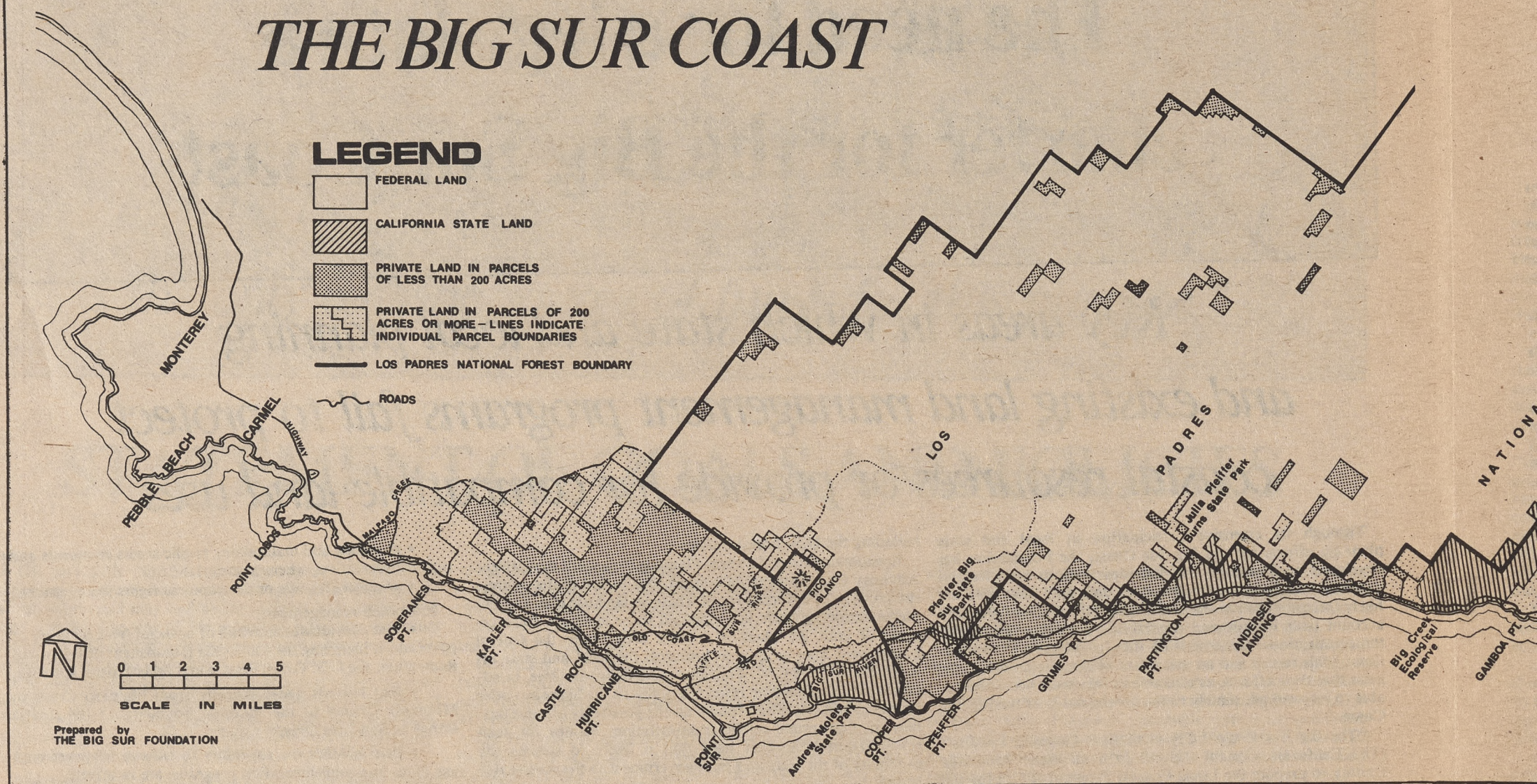
every turn. Not the least of these affirmations is the interest shown in this coast by legislative and administrative officials who are in a position to get things done in Washington. On his recent visit to Monterey County, Sen. Cranston judged the Big Sur Coast to be the most beautiful part of California and he pledged his commitment to supporting legislation to protect it.

Similarly, representatives of the Department of the Interior, the National Park Service and U.S. Forest Service, as well as other members of Congress, have extolled the magnificence of this coast and have offered to support proposals to protect it. It is important for the community to take advantage of this current interest.

An extraordinary opportunity exists to secure proper aid for implementation of an effective program that represents the community's interest in preserving the Big Sur Coast. Through this program a unified management system can be achieved with local participation, provisions for a fair return of value to the landowner in purchasing needed land, and preservation of the beauty of the Big Sur Coast. The present mechanisms do not achieve these needs; however, legislation specifically designed for the Big Sur Coast could accomplish these objectives.

"Several LCP policies focus on techniques that exceed capabilities of the county and state."

LAND OWNERSHIP OF THE BIG SUR COAST



Why we cannot implement proposed policies to p

"... the primary attraction of the Big Sur coast for residents and visitors alike is its scenic environment and visual grandeur. It is an isolated rural gem threatened by tourist and development pressures. Since this area, combining mountains and seashore, is one of the last and grandest enclaves of wild and untamed coast in California, it must be carefully safeguarded and managed for the long term benefit of all." (Citizens Advisory Committee, page 10)

Awareness of the scenic grandeur of the Big Sur Coast and a dedication to protecting it on the part of those most concerned with planning has been in evidence for the last four decades. Indeed, the most unusual feature of land use planning over the last forty years is how well the County and State have protected this coast. However, this exemplary record must not obscure the present inability of the LCP to continue to do so in the face of rising pressures for both private and public use.

Most construction along the Big Sur Coast is adjacent to Highway One and conspicuous development has taken place on both sides of the highway by both private landowners and public agencies. Today, the County is taking a firm position in favor of protecting the scenic beauty of the coast, but there are major questions about whether its policies can be implemented and, if so, how.

Background. During the early 1940's the County's refusal to approve service station roadside advertising resulted in national attention. A landmark court decision in favor of the County upheld the right of local government to regulate aesthetics through the police power.

In 1960 the Boards of Supervisors of Monterey and San Luis Obispo Counties passed a joint resolution recommending inclusion of Highway One from Carmel south to the Hearst Castle in the national scenic parkway system, but this proposal was not pushed at that time, in part because of concern about possible loss of tax revenues. The 1962 Master Plan stated that "... the area is unique and worthy of special consideration to protect and preserve its natural and scenic beauty (and) Highway One should be developed as a scenic highway ... in effect a scenic corridor."

In the mid-1960's the County designated Highway One as the first scenic highway in California's new State Scenic Highway System and the 1976 California Coastal Act expressed the legislative intent that Highway One shall remain a scenic, two-lane road in rural areas.

In 1976 the County enacted an interim ordinance as an emergency measure that remained in effect for two years, the maximum permissible duration for such measures. The mandates of this ordinance, although largely procedural, required a permit review of most development along the Big Sur Coast and applied criteria adopted by the Planning Commission. These "Critical Review Criteria," as they were called, included strict controls on building in the viewshed from Highway One.

Policies. The Preliminary Monterey County Master Plan, drafted in 1977, reflected the culmination of this evolving policy:

The principal recreational and most inspiring aspect of the Big Sur Coast is just seeing it in its undeveloped, natural state. probably the most significant preservation effort we can make, therefore, is to avoid any further man-made construction which can be seen from Highway One. This will not prohibit development but will require that all construction be located in such a manner that it cannot be seen from the road. Many examples already exist along the highway both of buildings and roads which cannot be seen and others which are conspicuous and have great visual impact. (emphasis added)

In 1979 the Monterey County Planning Department again recognized the statewide and national significance of the Big Sur Coast and echoed, yet softened, the recommendation of the Preliminary Monterey County Master Plan:

Objective: Recognizing the Big Sur coast's outstanding scenic beauty and its great benefit to the people of the State and nation, it is the County's objective to preserve these scenic resources in perpetuity and to promote the restoration of the natural beauty of visually degraded areas wherever possible.

Key Policy: To this end it is the County's general policy to prohibit to the fullest extent possible, all future public and private development visible from Highway One and major viewing areas. (emphasis added)

Statement of the problems. For 55 miles from Malpaso Creek south to Limekiln Creek most of the land in view on both sides of the highway is in private ownership, and most residential development along the coast is located within one quarter of a mile of the highway. Both the state and federal government also own significant amounts of land in this area and the U. S. Forest Service owns land on both sides of Highway One south of Limekiln Creek for approximately another twenty miles to the County border.

With respect to protecting the coast's scenic beauty, the amount of construction is not as important as its location. Twenty construction projects, whether they be houses, road cuts, motels or government agency facilities, that are badly sited could be more harmful than several times as many similar facilities sited out of view from Highway One and from other vista points.

The principal problems addressed in this paper concern regulation of privately owned land to protect the visual resources of the coast. However, because of the actual and potential impact of developments on public lands, limitations on the LCP's regulatory authority over them are noted briefly below.

Inadequate regulatory control of public lands. The authority of the LCP to regulate publicly owned land raises a different set of issues than does its authority to regulate private land. California has mandated through the Coastal Act that the state owned land be used in conformance with the LCP. Most state land along the Big Sur Coast is controlled by the California Department of Parks and Recreation and it is anticipated that development on its land will be controlled by the Local Coastal Program.

With respect to federal lands, which are excluded by statutory definition from the coastal zone, the LCP will have

significantly less regulatory authority. In addition to the major holdings of the U. S. Forest Service, the U. S. Navy and Coast Guard have visually prominent facilities along the coast.

Regulation of private land by itself is not an effective, equitable means to protect the scenic beauty of the Big Sur Coast. The Big Sur Coast is set apart from the rest of the California coastal zone by the extraordinary value of its scenic beauty and the degree of downzoning that would be required to protect it through land use regulation. The County is proposing that no construction be allowed in areas of great importance which includes everything within view of Highway One, "to the fullest extent possible."

Translating into reality such strong policies strains the regulatory powers of the state and local governments and imposes inordinate pressures on landowners. This, in turn, raises important questions of legality, fairness, and effectiveness.

As background for understanding these problems, it is instructive first to review the intensification of development along the coast over the last decade. Then, for analytic purposes, parcels of less than 100 acres that are in full view, or nearly full view, of Highway One are separated out from larger parcels.

Although the exact dividing line between small and large pieces of land is arbitrary, and not to be taken too seriously, it is important to be aware that a given proposal to protect the coast's visual resources may have very different effect on owners of parcels with different potential for ranching and development.

Increasing development pressures. The rate of development has increased in the last decade in spite of restrictions imposed by Proposition 20 and the California Coastal Act of 1976. The record is not always easy to read, though, because of the shifting regulatory framework in which it has taken place. Under Proposition 20 (1973-1977), when the coastal zone extended only 1,000 yards inland from the shoreline, the clearest indicator was the number of subdivisions approved by the County along the Big Sur Coast, including the 1,000 yard wide coastal zone and upland parcels. In this five year period, 18 minor subdivisions were allowed, creating 170 new parcels, which expanded the total number of vacant parcels along the Big Sur Coast by approximately one fourth.

Since 1977, when the coastal zone was extended to include all private land in the area of concern, no further subdivisions have been allowed that have increased the potential for residential buildout. From 1977-1979, however, the Coastal Commission has approved 70 single-family residences, while denying permits for nine, and the approved construction includes houses on both sides of, and in full view of, Highway One. The volume of permit applications for single-family residences in this three-year period averages 28 a year, compared to 10-12 prior to 1973.

Lots located entirely in view of Highway One. Lots located entirely in view of Highway One, or other important public vista points, pose the most obvious challenge to implementation of the County's visual resource policies, for



es to protect visual resources of the Big Sur Coast

any construction on them would be prohibited. These are comparatively small pieces of land with little, if any, potential for ranching. The County acknowledges that such prohibition cannot be achieved through regulation alone, and that some form of compensation to the landowner is necessary.

Development on these lots would have an immediate impact on the visual experience of the Big Sur Coast. This would result from houses and road cuts sited on either side of the highway. On the inland side, structures stand out on the open hills and, from a distance, cuts for driveways to them are often more visible than the houses themselves.

On the ocean side, such construction would disturb the view from the highway to the shoreline. Depending on the particular site, the size of a given house and the proximity of neighboring houses, the view to the ocean can be blocked. Although this is a problem typically associated with Malibu, rather than the Big Sur Coast, the latter is not immune to the market forces that encourage such development.

As discussed below, construction on view lots strung out along the highway has already started in Big Sur, and the pressure for more is only being held in check by the Coastal Commission's exercise of its *interim* authority.

Parcel's greater than 100 acres on which ranching may be a viable activity or limited development may be appropriate. The most distinguishing feature of the Big Sur Coast in terms of land ownership is the amount of private land that is held today in large tracts. Protection of the area's character, including its scenic beauty, is going to be determined largely by the fate of these parcels. Although the pressures on them may not be as obvious as those on smaller acreages, they are no less real.

The County is now proposing large lot zoning as part of its LCP. It has yet to announce the minimum acreage, but its staff has been openly discussing the possibility of 160 or 320 acre minimums. Generally, this would give large landowners the right to subdivide down to that minimum acreage, but no further.

In practice, though, such zoning will be used to determine how many development rights accrue to the owners of a given parcel. Having determined this, the ensuing development is likely to be clustered in appropriate acres on that parcel; or, if there are no such feasible areas, the owners would be compensated for the rights they are not allowed to use.

The County is considering transfers of development credits as a means to compensate owners of large parcels who are not allowed to develop on their land. This potentially useful tool is of speculative practical application along the Big Sur Coast; yet, the County has not discussed the need to compensate large landowners through acquisition of interests in their land.

With respect to compensating landowners for not building in the viewshed, the County appears to view owners of large and small parcels in a different light. In both cases, though, the County proposes to compensate landowners only as a last resort.

The difference between the two classes of landowners appears to turn on legal considerations. The need to compensate small landowners whose parcels lie entirely in view of the highway is dictated by the constitutional constraints on taking private property for public use. Prohibition of any development on these parcels would not leave their owners with a reasonable use of their land, therefore, the county and state must either let them build or buy them out.

On large parcels that lie partly within view of the highway, and partly outside, the effect of the constitutional constraints is not so clear cut. On either 160 or 1,200 acres, for example, there is likely to be at least one hidden building site. The legal question becomes whether the county or state government would be allowing owners of such parcels reasonable use of their land if they were allowed to build only one residence apiece; if they were told, in effect, that they have a 160 or 1,200 acre lot for a single-family residence. If one house is not enough to pass the constitutional test, then how many would be? Speculation about the answers to these general questions is necessarily imprecise since the courts decide such issues on a case by case basis.

It is important that both the county and state tend to approach this problem legally; that is, they tend to push land use regulation, i.e., downzoning, to its legal limits; and, they tend to ignore other considerations, primarily political and institutional ones, that may impede their ability to protect the land through such regulatory techniques.

Perhaps local and state governments do so because these regulatory techniques are the most potent tools at their command. Alternatives appear less available and less dependable, including money for compensation, which is hard to come by, and transfer of development credits, which is of speculative practical use along the Big Sur Coast.

The emphasis placed on downzoning raises questions of both effectiveness and equity, though. The two are related. If it is generally perceived throughout the community that the private landowner is being asked to bear more than his fair share of protecting a national resource — the scenic beauty of the Big Sur Coast — then local government is likely to respond sympathetically when he expresses a need for financial relief. And the only practical way for local government to give such relief is through relaxing land use controls or granting specific variances — once again, the only practical tools at their control, since they lack the money to purchase interests in land. For this reason, alone, reliance on regulatory techniques is not a sufficient approach to protecting the uniquely important scenic beauty of the Big Sur Coast.

Large lot zoning would affect development in the viewshed by limiting the total number of potential parcels on which development would be allowed. Within this framework, the County proposes to use further techniques to assure that no development takes place in view of the highway "to the fullest extent possible." These range from stringent review of development applications and site planning and project

redesign to dedication of scenic easements "as a condition of approval of development applications in the viewshed."

Required dedications of scenic easements has been used along the Big Sur Coast by the Coastal Commission over the last several years and its record illustrates the problems of stretching the police power of the state to protect a resource of national significance. This is a quasi-regulatory technique through which government uses regulatory authority — its permit power — as a means to obtain a possessory interest in land.

The courts have upheld the legality of this in certain circumstances, while striking down its use in others. The legal test seems to come down to the question of how much of the value of the land is being taken in this manner. Attempts to protect the scenic beauty of the Big Sur Coast through such required dedications have pushed the Coastal Commission in recent years very close to the line separating what is and is not legal. Sometimes the Commission has crossed that line. Similarly, the Commission may have pushed the limits of public acceptability of this approach up to its limits.

IN SUMMARY, attempts to protect the scenic beauty of the Big Sur Coast through land use regulation raise many uncertainties, yet several basic dynamics are clearly perceptible.

First, dependence on regulation to implement the County's viewshed policies poses a dilemma: effective resource protection requires imposition of extraordinarily tight restrictions on land use, while less stringent restrictions, that would be easier on the landowner, would afford inadequate protection to the resource.

Second, there will never be a stable resolution of this dilemma; the balance between strong and ineffective protection will shift depending on local and state politics and the changing aspirations of the landowners, their heirs or successors.

Third, regulations cannot control the irreducible problem posed by existing parcels whose owners are vested with a constitutional right to make "reasonable" use of their land, even though such use will result in construction immediately adjacent to, and within view of, Highway One.

Because of the extraordinarily tight restrictions on development and land use that would be necessary to protect the scenic beauty of the Big Sur Coast, we have concluded that substantial sums of money are required to compensate landowners. This is necessary both to achieve equitable treatment of landowners and effective protection of the land.

The following section analyzes the record of Monterey County and the California Coastal Commission over the last few years and their ability to deal with these problems in the future. This analysis reinforces the need for compensation to landowners and brings out the further need for additional staffing and funding to implement land use plans and to continue the planning, itself.

The Big Sur Local Coastal Program (LCP) administered by the county and coastal commission will not be able to protect the Big Sur Coast

The California Coastal Commission's strong protection of the scenic beauty of the Big Sur coast has not been sufficient to protect the visual resource in spite of severe constraints imposed on landowners.

The Commission's record over the last three years illustrates the dilemma between effective resource protection that overburdens the landowner and relaxation of this regulation that fails to protect the land and resources. This can be seen in the history of both large and small land holdings along the Big Sur Coast.

Required dedication of scenic easements on large parcels has afforded limited protection while arousing strong local opposition. There have been several celebrated cases involving Big Sur properties in which the California Coastal Commission has proposed to require dedication of scenic easements as a quid pro quo for granting a permit to construct a residence or guest home.

This can be seen in permit appeals by Emile Norman, Alan Funt, and E. Martin and M. Ball. Two of these proposed easements would have covered more than 80 percent of the applicant's parcel and the third would have covered hundreds of acres, constituting 40% of the parcel.

After two years of administrative appeals, Norman persuaded the Commission to drop the scenic easement condition and was granted a permit. Funt has been tied up in either administrative hearings or in court for two years and has yet to reach an agreement with the Commission that would allow him to build on his 1,200 acre ranch.

In the Martin Ball case, the court ordered the Commission to reconsider the conditions it had attached to the permit. The Commission did so and subsequently reached an agreement with the applicant under which a permit for a single-family residence has been granted with conditions that are tantamount to the restrictions of a scenic easement over much of their land.

Such cases produce mixed results. Concessions are made; sometimes conditions are dropped altogether, or watered down. Landowners can appeal to court, but only at considerable cost in time and money. In extreme cases the court may award a judgment in inverse condemnation against the county or state, depending on resolution of the Agins case, which is now on appeal to the United States Supreme Court.

In these contests, no one is necessarily at fault. The complexities, red tape and inconsistent protection of the land associated with this process reflect inadequacies in the tools and resources at the disposal of state and local governments for responding to the special needs of the Big Sur Coast.

Otter Cove and the Garrapata Creek-Rocky Point enclave demonstrate the inability to control development on existing view lots through land use regulation. Otter Cove displays an unsettling trend. It is a subdivision of 17 lots that was made before Proposition 20 went into effect in 1973. These lots are strung out along the ocean side of Highway One south of Malpas Creek. Because of the threat of inverse condemnation, the Commission has not denied permit applications for single-family residences on these parcels. At first the Commission required extremely rigorous conditions on the residential permits it approved there, including ones that required the virtual undergrounding of several houses to avoid blocking the view from the highway to the ocean.

As more houses were built, though, the Commission approved a permit for a house that is above ground and one and a half times as large as houses on neighboring lots on which the size of houses had previously been tightly controlled. The Commission seems informally to have written off the Otter Cove area as a "visual enclave" in which the implementation of the view protection policies of the Coastal Act is to be relaxed.

In this way, a row of houses is forming that separates Highway One from the ocean — in Big Sur.

A visual enclave similar to Otter Cove may soon be created in the vicinity of Garrapata Creek and Rocky Point. Under the policies of the Coastal Act encouraging locating new development in areas already committed to it, this could lead to further subdivisions, resulting in a suburban enclave.

When this happens, the policies of the Coastal Act protecting visual resources give way to other Coastal Act policies favoring concentration of development in areas already committed to it. First, more building within the enclave — now referred to as in-filling — would be encouraged and, later, application of the same policies would encourage further development around the periphery of the initial enclave. This would create the first rural/urban boundary along the Big Sur Coast and the question would become: where does the sprawling development stop?

The Commission's denial in 1976 of Maxine Jackson's application to construct a single-family residence on an undeveloped five-acre parcel in this area not only illustrates the tenuous situation there, but also sheds light on issues of central importance to the future ability of the County to implement the LCP.

In 1973, when Proposition 20 went into effect, there were 17 existing residences along this one-half mile of Highway One. Since then permits have been granted for an additional 14, most of which were approved before 1977 when the Coastal Act took hold. Although conditions were attached to the permits to assure these houses would be shielded from highway view, in fact many of them were constructed in plain sight of the highway.

At present 12 undeveloped parcels remain, all located entirely within view of the highway, most of them between it and the ocean. The Jackson parcel, however, lies on the inland side of the coast road.

In denying the Jackson permit the Commission conclude: "... approval ... at this time would prejudice LCP preparation by setting a precedent for development of the remaining lots within the Highway One viewshed."

The Commission further recognized that the LCP may have to identify existing residential enclaves along the Big Sur Coast "for future, minimally visible development" if no compensation were provided owners of viewshed lots, and it further recognized that the Garrapata Creek to Rocky Point area may be one such enclave in which "further visual intrusions" would be allowed.

At the time this permit reached the Regional Coastal Commission, Monterey County had already approved the project even though a County interim ordinance was in effect mandating strong visual resource protection. In terms of narrowing the discretion of County government, this ordinance, which reads in part as follows, could not have been written more strongly unless it prohibited all construction in view of the highway:

"... it will be each applicant's responsibility to demonstrate that the proposed development does not intrude upon critical features of the Big Sur landscape and will not degrade visual enjoyment from Highway One and other public recreation areas or the generally outstanding aesthetic experience that Big Sur affords. It will be the County's policy in reviewing permit applications to favor those proposals in which all development, including roads, will be entirely hidden from view from Highway One and other public recreation areas by existing topography or native vegetation. ... In all portions of the viewshed, maximum effort must be made to locate structures in the least conspicuous portion of the parcel, or where appropriate landscape screening can be applied. Only native material for landscaping will be permitted." (emphasis added)

In approving this project, the County Supervisors brushed aside a recommendation for denial by the County Planning Commission and made findings that the proposal conformed to the mandates of this interim ordinance. However, in denying a Coastal Act permit, the Regional Commission made findings that undercut the conclusions reached by the County, for they indicate the applicant could not have demonstrated "... that the proposed development does not intrude upon critical features of the Big Sur landscape and will not degrade visual enjoyment from Highway One ... or the generally outstanding aesthetic experience that Big Sur affords," as called for by the interim ordinance. The Commission's findings read in relevant part:

"Like its neighbors, the proposed house will be plainly visible from Highway 1. In fact, it appears almost impossible to hide a house on the lot, given its exposed nature. The proposed house covers ±1,500 square foot western terrace. It is 11.3' high set against and cut into the hillside. Materials are cedar slate roof. Applicant has offered to plant Cypress trees and Ceanothus to screen the house. Utility lines will be undergrounded. An existing barn on the site would be demolished. Use of natural roofing materials, greater excavation to reduce profile of the house, and dense landscaping close to the house could further reduce the visual impact. However, the fact remains that the proposed house will intrude upon an open expanse of hillside and it will not be subordinate to the character of its setting as required by Section 30251. (California Coastal Act of 1976)" (emphasis added)

TO SUMMARIZE, the major points illustrated by the Jackson case are:

(1) the Regional Coastal Commission, not the County, is now holding the line on visual resource degradation along the Big Sur Coast;

(2) the interim ordinance in effect when the County approved the Jackson residence approximates the visual resource policies the County Planning Department is now proposing for the LCP so that its actions under the former provide a basis for projecting its likely actions once the LCP is certified;

(3) the Regional Commission was able to hold the line on the basis of the interim authority it exercises pending certification of the LCP;

(4) once the LCP is certified, and the Regional Commission goes out of existence and all interim authority expires, "visual intrusion enclaves" will have to be allowed along the Big Sur Coast unless some form of compensation is made to owners of viewshed lots; and

(5) conditioning approval of permits on mitigation measures designed to minimize visual impact is not a dependable way to avoid jarring intrusions into scenic areas. As brought out in the sections that immediately follow, the problems raised by the Jackson permit application in this one locale do not constitute an isolated phenomenon. Rather, they point directly to weaknesses inherent in the existing governmental machinery that, if not corrected, will result in the piecemeal degradation of the Big Sur Coast in the near future.

Certification of the Big Sur Coast Local Coastal Program (LCP) will weaken enforcement of Coastal Act policies along the Big Sur Coast.

The statutory deadline for certification of all LCP's in the

California Coastal Zone is June 1981. Although there is reason to question whether all LCP's, including the ones for the Big Sur Coast, will in fact be certified by that date, the following discussion assumes they will be. The Regional Coastal Commission would then be disbanded in July 1981 and responsibility for implementing the LCP's would rest with the local governments.

It is our conclusion that the regulatory capability now demonstrated by the Regional and State Coastal Commission is significantly stronger than the County's and State Commission's will be following certification of the Big Sur Coast LCP.

The strong interim authority of the California Coastal Commission will expire. As seen in the Jackson case, the Coastal Commission has denied permits that, if granted, would have "prejudiced the planning process." Courts have upheld this as a legitimate exercise of interim authority, pending certification of the LCP's.

At present, the County is not charged with the responsibility to apply Coastal Act policies in its review of building permit applications in the coastal zone. The County is, however, developing a Local Coastal Program that is supposed to implement these policies and, as discussed above, the County was recently implementing an interim ordinance for the Big Sur Coast whose policies governing visual resources were approximately as strong as those reflected in the California Coastal Act.

Pursuant to these authorizations, the County has been approving development projects along the Big Sur Coast that are inconsistent with the land use plan it is developing for the LCP. Every permit appeal that reaches the Coastal Commission has already been approved by the County. Whether by intention or not, the County appears to be relying on the Coastal Commission to say "no" to applicants, that is, to hold the line until its LCP is in place.

The land divisions allowed by the County in the five-year period preceding 1977, when the California Coastal Act of 1976 went into effect, also suggests an inability on its part to take a sufficiently strong stand.

The record of the last decade gives reason to anticipate that the County will implement its Big Sur Coast LCP in ways that favor local interests and do not give adequate expression to the broader state and national interest. It is not unusual for local government to represent first and foremost local interests and this natural tendency might be accentuated if the Big Sur Coast LCP appears to ask local landowners to subsidize the visiting public's enjoyment of Big Sur's scenic beauty. Also, mounting economic and political pressures raise further questions about the ability of the County government to protect the Big Sur Coast.

Permit appeal jurisdiction of the State Coastal Commission will be limited. Permit appeals from decisions at the County level can be taken to the State Coastal Commission, but this appeal authority is essentially limited to developments west of the highway or in certain specified areas. In such permit appeal areas, any development can be appealed on one or more of the five grounds set out in Section 30603(b) of the Coastal Act.

These five grounds are not all inclusive; for example, destruction of environmentally sensitive habitats, such as tide pools, would not be grounds for an appeal even in the permit appeal area.

Most of the coastal zone, including almost everything east of the highway, is not part of the permit appeal area. The only grounds for appeal of County actions outside the special permit appeal area would be if the County approved development that was not the principal use designated by the LCP. Thus, in areas east of the highway designated residential, no County approvals of residences will be appealable, regardless of their individual or cumulative impact.

The line between what is appealable and what is not will often be determined by the level of specificity of the "principal use" designations. The County appears to be pushing for broad designations that would maximize its non-appealable discretion, while the Coastal Commission is urging greater specificity.

To illustrate, if the designated principal use is simply "commercial" then a commercial project, whether a shoe factory or a country inn, would be subject to administrative appeal. If, on the other hand, the designated use was more tightly drawn, as for instance, "commercial visitor serving recreation facilities," the shoe factory would be appealable, but a 50-unit hotel, or a 50-unit expansion of an existing hotel, would not be.

The LCP is likely to confer broad discretionary authority on the County regarding protection of visual resources. As noted above, the County proposes to prohibit all development that is visible from Highway One, "to the fullest extent possible." The broad discretion to determine what is "possible" does not lend itself to strict review by the State Commission. This problem is aggravated by the reality of "paper protection," i.e., permit conditions that look good on paper but do not work in practice.

The County lacks staff and funding to: (1) carry out the thorough permit analysis that is now being conducted by the Regional Commission staff, (2) enforce and use regulations, and (3) conduct the on-going planning needed for the Big Sur Coast. The County does not now review permit applications to

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Existing, proposed policies to protect agriculture along Big Sur Coast are not practical

The protection of agricultural uses (particularly grazing) as means of preserving open space and "visual access" is a key issue. The Subcommittee believes that since "the primary benefactor of the coast's scenic beauty is the visiting public, public subsidies and tax incentives should be provided to encourage private preservation of open space." (Citizens Advisory Committee)

Policies. Over the last 20 years, land use plans and policy statements concerning the Big Sur Coast have uniformly asserted that maintaining traditional agriculture — primarily cattle grazing — is essential to preserving the character of this coast.

Most recently, Monterey County recommended flatly that "Grasslands now in grazing use should continue to be used for grazing." Implementation of this policy is not going to be easy. The importance given to ranching by the local community and county appears to surpass the protection of agricultural land mandated by the California Coastal Act of 1976. The agricultural policies of the Coastal Act emphasize economic productivity per acre. Measured in these terms, Big Sur grazing land has marginal importance.

By contrast, the local community is more concerned with the central importance of cattle grazing to maintenance of the ecological balance of the coast and traditional cultural values.

Our tentative conclusion is that the best way, and probably the only way, to perpetuate ranching along the Big Sur Coast is by combining programs designed specifically to protect agriculture with others designed to protect the character and scenic beauty for which the Big Sur Coast is celebrated.

As the County observes, "the continuation of cattle ranching has added an open and scenic quality to the coastal landscape. Meadows presently existing in Big Sur were created largely from early grazing. Many of the hillsides along the south coast, that today are covered with chaparral, were once open meadows managed as pasture land. Grazing therefore serves to provide cattle for market and to help create and maintain the landscape characteristic of the Big Sur Coast." This echoes recommendations made in the 1962 Master Plan nearly twenty years ago:

"The following standards are used in the development of this Master Plan for the Monterey County Coast area:

"That property owners be encouraged to keep their land in agricultural or open use with the necessary zoning provided to give them all tax benefits available.

"Emphasis should be placed on conservation for the entire area. The scenic easement concept should be utilized to preserve open space, to encourage retention of watersheds, and to encourage landowners to give careful consideration to the development of their land in achieving this objective."

Ecological significance of ranching. Not only is cattle ranching part of Big Sur's cultural heritage, but cattle are necessary to keep the coastal grasslands free from encroachment by an unnatural succession of chaparral. The "Agricultural Background Report" states: "... during pre-European times, grazing animals — Tule Elk and possibly pronghorn — existed in large enough numbers to control the inroads of brush species. Replacement of native grazers with domestic cattle, plus the ranchers' continuance of the native American practice of setting fire to the brushlands, may have been responsible for preserving the grasslands in their open state."

The report continues that failure to maintain cattle grazing also results in conversion to chaparral. This can be seen in several areas where grazing animals were eliminated within the last several decades, including Point Lobos State Reserve as well as those portions of the Doud Ranch and the former Brazil Ranch seaward of Highway One. In each case, it was only a few years before the coastal meadowlands became choked with brush. This succession is also apparent at Molera State Park, acquired by the California Department of Parks and Recreation in 1968.

Statement of the Problem: Means must be found both to protect grasslands from incompatible uses and to relieve ranchers of financial pressures. The continuation of grazing along the Big Sur Coast is in jeopardy. The reasons are twofold: first, the remaining large ranches are subject to typical pressures both for private residential development and from public recreation; second, the economic rewards for ranching this land have diminished to the point that ranchers

usually cannot make a profit. This poses a two-edge challenge to those who recommend that ranching should be continued, for prohibition of incompatible uses, alone, will not suffice. Means must also be found to reduce the economic burdens on ranchers and to create economic incentives for them.

Big Sur grazing land generally requires large acreage to support cattle. In addition, energy and transportation costs are adversely affecting the agricultural profit margins along the Coast; property taxes based on market value increase this economic burden; California's state inheritance taxes upon death of the principal landowners is another pressure, especially where agricultural profits are marginal or non-existent; poor range management is another threat to sustained agricultural productivity and fire suppression and overgrazing have allowed the encroachment of chaparral on previously productive lands.

Finally, the County fails to identify one of the most severe and inescapable pressures on landowners — the federal estate tax, which often forces the heirs of landowners to sell land even if they would rather continue ranching.

Without financial relief for ranchers, land use regulation will not assure that grasslands are used for grazing. In fact, some of the County's recommendations may be counter-productive. The "Draft Agricultural Report" recommends establishment of, "an exclusive agricultural zone . . . in which multiple residential units, commercial units, and major food processing facilities are not permitted . . ." and a prohibition of "new subdivisions where they would divide land suitable for grazing."

This would prevent landowners from building incompatible developments, but it would have no effect on their ability to make a living through agricultural activities. Consequently, the owners may end up with land they cannot afford to ranch, while being deprived of the opportunity to use it, or sell it, for more profitable purposes. Also, such regulation would not prevent the unused agricultural resource — the grasslands — from being choked out by chaparral.

If means are not found to relieve ranchers of their economic burdens, ranching will die out, or it will be carried on only by people who can afford to take a financial loss. The Monterey County Planning Department explicitly recognizes this in its "Draft Agricultural Background Report":

"The County recognizes that grazing of grasslands in Big Sur is an essential and desirable part of the rural lifestyle and landscape characteristic of this coastline. However, the County also recognizes that given current trends in market conditions, energy costs, taxing procedures, and government policies, grazing is at best a marginal economic use of land in Big Sur . . ."

"Landowners should be encouraged to initiate new grazing activities only where a profit is not required to continue the enterprise."

"Additional policy questions pertain to the protection of agricultural land for recreational, aesthetic, and natural resources values, quite apart from its suitability for profitable grazing activities. Several forms of public assistance may be appropriate for the maintenance of agriculture in Big Sur. The County concludes that

" . . . a full range of techniques must be vigorously pursued to preserve grazing lands, and with them a traditional rural way of life for residents, the quality of the recreational and aesthetic experience and the quantity of land available for food production . . ."

Implementation techniques that focus primarily on protecting agricultural land have little applicability along the Big Sur Coast. This discussion focuses on proposed implementation techniques in addition to the zoning recommendations discussed above that are available primarily for protecting agricultural resources. Our conclusion is that these techniques are either available already, and have not been effective, or have little likelihood of success if they were ever adopted.

The "Agricultural Background Report" also urges consideration of implementation techniques that would be equally effective for the protection of visual resources. As noted above, we agree. The most promising technique appears to be purchase or donation of conservation easements, sometimes referred to as "scenic easements" or "acquisition of development rights." This would provide compensation to

ranchers for not developing their land for purposes other than ranching.

Money for such compensation is most likely to come from public sources, reflecting the broad public interest in protecting the Big Sur Coast's existing character and scenic beauty.

Williamson Act contracts. The County proposes tax incentives in the form of specially tailored Williamson Act contracts. These would result in the landowner being taxed on the use value of his land for agricultural purposes rather than on its highest and best use, or speculative value. However, elsewhere in its report, the County acknowledges that even though the Williamson Act has been in effect since 1965, there are few, if any, contracts in effect for the Big Sur Coast and continues to note: "The disparity between potential profits to landowners from the sale of land for residential development and the comparatively small tax savings obtained through the Williamson Act is probably a major reason why Big Sur has no parcels under contracts."

In view of the lid placed on property taxes by Proposition 13, it is doubtful that such contracts will ever be a significant factor in land use decisions along the Big Sur Coast. Furthermore, alternative means to achieve similar reduction in property taxes are also available at present. Donation or sale of a conservation easement could reduce the taxable value of property to its use value. This differs from Williamson Act contracts, though, in that it forecloses certain development options "in perpetuity" — forever. Thus, this technique, although an effective means to lower taxes, may not appeal to someone who wants to keep open options for other types of development.

Inheritance taxes. The County recommends enactment of legislation that would allow Williamson Act valuations of agricultural land to be used in establishing state inheritance tax levels. Although this would afford slight relief to heirs, the state inheritance taxes amount to a relatively small pressure on them compared to the major importance of federal estate taxes.

The probability of ever amending the estate tax provisions of the federal Internal Revenue Code to give a break to Big Sur landowners is very, very low. Obviously, they cannot be amended by the California state government. However, the value of ranch land for estate tax purposes can be substantially reduced, as it can be for property tax purposes, by severing the development rights from the land through either donation or sale. This devaluation of the land left in the estate would cause a corresponding reduction in the estate tax . . .

Lease of public lands. "The U. S. Forest Service and the State Department of Parks and Recreation should be encouraged to lease grazing land to private individuals." Agricultural leases for grazing typically carry restrictions to assure that sound range management is practiced. This implies a management capability to enforce the lease terms and conditions.

Pursuant to the multiple use management policies that apply to most national forest lands, the Los Padres National Forest now leases to private individuals approximately 8,000 acres of its land for cattle grazing, mostly in the Pacific Valley area. The recently adopted management plan for the Big Sur Coastal Unit states that the Forest plans to continue grazing at the present level.

The potential for the U. S. Forest Service to purchase lands outside the existing boundaries of the Los Padres National Forest and lease them back for grazing along the Big Sur Coast is now very limited. The Forest Service can purchase no more than 3,000 acres outside the current Forest boundaries. This limit applies to the entire Los Padres National Forest, much of which is located in Santa Barbara County, and not just to the Big Sur Coastal Unit of the Monterey District.

The California Department of Parks and Recreation has repeatedly stated that its mission is to provide recreational opportunities for the visiting public and not to protect open space or agriculture. Also, the Parks and Recreation Commission has made a policy statement that grazing is not a permitted use on state park land. There are exceptions, but these occur infrequently and generally for short duration. Unless there is a major shift in policy, the California Department of Parks and Recreation is unlikely to play a major role in the preservation of grazing along the Big Sur Coast.

"Means must be found to protect grasslands and to relieve ranchers of financial pressures."

The federal government should shoulder its share of responsibility for protection of the Big Sur Coast

We have concluded that the implementation techniques being proposed by the County are insufficient to protect the scenic beauty of the Big Sur Coast or to afford equitable compensation to landowners. This program relies primarily on regulation and only very minimally on acquisition of interests in land to compensate landowners.

However, the inability of land use regulation to implement the agricultural and visual resource policies for the Big Sur Coast forces more thorough consideration of alternative techniques to complement such regulation. Although there is a broad, and sometimes confusing range of such alternatives, reduced to their bare essentials they all have two basic elements in common.

First, they provide some form of fair compensation to the landowner for loss of property rights; and, second, they require effective management and enforcement.

Compensation can take the form of tax benefits, direct payment of cash or, possibly, a transfer of density credits. There are important refinements on each of these that can determine the appropriateness of any one of them for a particular set of circumstances. The rights for which the landowner is compensated can be acquired by a local, state or federal government agency or by a private non-profit corporation.

Finally, the extent of the rights acquired can range from fee title — often referred to as the full bundle of rights — to partial interests such as conservation easements or trail easements and, once again, refinements on these arrangements — sometimes straightforward, but often intricate — are likely to determine the exact form that is appropriate in a given situation.

In addition to the extensive use of state funds for acquisition along the Big Sur Coast in recent years and the present exhaustion of such funds,

many of the so-called innovative private land acquisition techniques have already been used successfully along the Big Sur Coast, perhaps up to the limits of their potential.

The most outstanding examples of land preservation through innovative techniques is the use of tax incentives and donations of capital by private philanthropists to stimulate bargain sales of two large ranches: the 4,000-acre Big Creek Ranch and the 3,000-acre Potter Ranch.

The difficulty in raising money for these projects indicates that private philanthropy cannot be expected to play a major role in protecting the visual resources of the Big Sur Coast that remain in private ownership.

A recent study by the California Coastal Conservancy estimates that purchase of the development rights on large ranches along the Monterey County Big Sur Coast would cost at least \$31 million by itself, and this would not cover parcels of less than 100 acres—many of which lie entirely in view of Highway One—or any land in San Luis Obispo County.

We have concluded that the large sums of money needed both to acquire development rights, or scenic easements, and to acquire fee title, where appropriate, greatly exceed the financial resources of local and state government and that the federal government is the only realistic source of funds for this purpose.

In fact, it is questionable whether state and local governments have sufficient resources and staff to enforce existing land use regulations and to continue the planning that needs to be done for the Big Sur Coast.

Because of the public use and enjoyment of the Big Sur Coast and because of its unquestionable national significance it is appropriate and realistic to look to the federal government to shoulder its share of responsibility for protection of this coast.

The scenic magnificence of the Big Sur Coast will be lost if we do not act now

Review of the inherent problems in protecting the coast's visual resources and the record of the last decade together with the analysis of the county's and state's inability to implement the Big Sur Coast Local Coastal Program, make it possible to project how the visual resources of the Big Sur Coast will fare once the LCP is certified.

Although such projections are necessarily speculative, no matter how well grounded in history and analysis, they are important; for they allow us to anticipate problems while there is still the possibility of preventing them.

The following scenario is based on the assumption that the LCP works roughly as it is now designed to, without either being gutted through any of the political processes, and without being significantly buttressed by new statutory authorizations or infusions of money from either Sacramento or Washington.

Following implementation, there will be piecemeal development in the viewshed. This is the only subtlety, if there is any, in the current situation: the coast looks very good today — though not as good as it did 10 years ago — and there is no single imminent disaster that threatens either to destroy the coast in one blow or to awaken the slumbering.

But piecemeal despoilation is still despoilation: a road cut here, a house there, first one "visual intrusion enclave," then another, and subdivisions of one or more large land holdings, perhaps at first allowed to relieve hardship cases, e.g., families that cannot afford to pay federal estate taxes or to go on losing money ranching.

As can be seen already at Otter Cove and the Garrapata Creek-Rocky Point area, this process feeds on itself. The more degradation there is, the less there is to protect. This saps the resolve of regulators while it emboldens permit applicants, and not just the legitimate hardship cases.

The resulting clouds of uncertainty leave ample room for everyone's expectations to develop his land, no matter how inconsistent such expectations may be with the letter of the land use plan, and no matter who the landowner may be: an old-time family that just wants to split off one lot for a grandchild, a new-comer from down south who bought a hobby farm as a hedge against inflation, or a New York syndicate that obtained a ranch through default on a mortgage note.

These uncertainties, however, will not be a boon to landowners. To act on their expectations they will have to go through the permit application procedures, including administrative appeals and court reviews, to determine exactly what they can do on their land.

In the end, one owner may get what he wants, while another might find he has to dedicate most of his land in scenic easements, and a third may recover a handsome sum in an inverse condemnation action against the County.

The result is that when remedial action is considered five, 10 or 20 years from now, the good old days — meaning 1980 — will no longer be there; the coast will not be the same; the damage already suffered will be irrevocable and yet the price tag for salvaging the remaining value will — as seen at Lake Tahoe today — be many times higher than what effective, anticipatory action would have cost in 1980.

It is imperative that effective action take place now to insure the scenic protection of the Big Sur Coast. Implementation and consistent management are the key and funds are needed to bring these forces into being for protection of the public interest and of the landowner.

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Why the LCP will not protect Big Sur Coast

Continued from page 6

assure their conformance to Coastal Act policies, nor does it have the staff to do so.

The additional staff needed to implement the Big Sur Coast Local Coastal Program would likely include one permit review staff person, at a total cost to the County, including administrative overhead, of approximately \$36,000 per year, and possibly a full-time watershed manager at another \$36,000.

Enforcement is also a very real concern; a few years ago the County had four enforcement officers; it now has only two.

Enforcement of the Big Sur Coast LCP would likely require an average staff commitment of one day a week — at another \$7,000 a year to the County. Moreover, even when the County does document zoning violations, the District Attorney commonly refuses to prosecute because of more important demands on his time.

Planning for the Big Sur Coast is not going to come to an end when the LCP is certified; on-going planning activities will also have to be funded; yet, the County is already over budget on its work-in-progress for the LCP, with the result that it is reducing the quality and quantity of work being done on the remaining tasks assigned to it by the LCP Work Program. The need for more planning is perhaps most apparent in the County's treatment of Highway One problems, for its research indicates there are severe problems of highway congestion for which the County has yet to propose a concrete action program.

The County's ability to hire staff for these purposes depends on the uncertainties of local government financing. At recent public meetings, the Supervisor from the Fifth District, which includes most of the Big Sur Coast, as well as County Planning Department staff and the Chairman of the Regional Coastal Commission have all stated that the County and Commission do not have the resources to implement the LCP and that Proposition 13 cut-backs have already diminished the

effectiveness with which existing land use plans are being enforced throughout the County.

County officials estimate that loss of revenue this year from Proposition 13 will result in a \$1.5 million deficit, and they anticipate that if the Jarvis II constitutional amendment is passed in June of this year, the County will lose between \$1 million and \$8 million in further revenues.

A bond issue on the June 1980 ballot would, if passed, provide money for the following purposes: \$65 million to the California Department of Parks and Recreation for coastal land acquisition; \$30 million for grants to local governments for Local Coastal Program implementation; and, \$10 million for the California Coastal Conservancy.

These amounts would be distributed to the 67 jurisdictions throughout the California coastal zone. The lion's share of the \$65 million going to the Department of Parks and Recreation would be used for acquisition in or near urban areas, largely for existing projects. Shares of the \$30 million for Local Coastal Program implementation would be sought by all coastal jurisdictions, almost all of which lack funds to complete LCP staff work presently underway.

Economic and political pressures will further limit the ability of the County and State to implement the Local Coastal Program for the Big Sur Coast.

The chief administrative officer for Monterey County has prepared an economic forecast for the 1980's. He predicts that the Monterey Peninsula and the Monterey County coast will continue to be a major tourist attraction, despite the anticipated continued rise in fuel costs, and that land use controls and environmental protection measures will be relaxed over the next decade.

In response to unmet housing needs, he concluded that government may "substantially relax restrictions and controls on land use, development and construction" and he also forecast "a conservation and environmental backlash will begin shortly, will gain strength through the decade and will become dominant in the early 1990's" and will likely result in "significant setbacks to some of the conservation and environmental gains made in recent years."

In California, the State Coastal Commission is the bellwether of shifts in the political/economic climate that affect land use controls and environmental protection. At present the future of the Coastal Act and the California Coastal

Commission are clouded by political uncertainties. Each year an increasing number of bills designed to erode the scope of the Coastal Act's authority are introduced in Sacramento. Most, but not all, have been defeated.

The biggest crisis yet, though, is foreseen in mid-1981, the deadline by which the LCP's for all 67 coastal jurisdictions are supposed to be certified. But, as has been recently reported in The San Francisco Chronicle:

"There are hurdles which threaten to block compliance with the law . . .

"One problem is the possibility that the Legislature may adopt a bill that would change the rules of the game. There have been several proposals to abolish the commissions entirely and return permit power to local government. Commission Executive Director Fischer feels that some local entities are holding back on developing plans because they want to have the legislative dust settle before action.

"Commissioner Henderson cites another disincentive: political problems. 'It is inherently very difficult for local officials to respond to intense local pressures while acting as guardians of a greater-than-local interest.' She is suggesting that some local officials would rather have the state take the heat for coastal decisions. Traditionally, the view of local government has been that the state should not intervene in local planning decisions.

"If Henderson is right, many local governments will stall in the preparation of LCP's."

In conclusion, the commentator asks, and then answers, this rhetorical question:

"But what will happen if local government does not present the state commission with proposals that are acceptable? In that event, the entire program to restrict shoreline development will be returned to the legislative cauldron." (emphasis added)

Major amendments to the Coastal Act may affect the most dramatic change in the coastal regulatory framework, but turnover of State and Regional Commission members and staff also have important effects on the philosophical outlook of the Commission as reflected in its day-to-day decisions. Within the last year two representatives to the State Commission from Monterey County — both moderate conservationists — have been replaced and others on the Regional Commission have been, too.

OBITUARIES

GORDON WELLS

Private family services have been conducted for Gordon Herbert Wells, a retired petroleum engineer who was a resident of Carmel Valley at the time of his death.

Mr. Wells died Wednesday, April 9, at Eskaton Monterey Hospital after a period of failing health. He was 69.

He was born Sept. 4, 1910 in Park City, Utah.

Mr. Wells worked for 12 years as a petroleum engineer

for Tenneco, and was a member of the American Institute of Petroleum Engineers and the American Institute of Mining Engineers.

He is survived by his wife, Bira, of Carmel Valley; a daughter, Patty Waters of Escondido; a son, Gregg Roscoe Wells of Monterey, and one grandson.

Cremation was conducted at the Little Chapel by-the-Sea in Pacific Grove under the direction of the Paul Mortuary.

FRANCES FARLEY

Frances B. Farley died Sunday afternoon at the home of her son on Fern Court in Carmel Valley. She was 86.

She was a retired school teacher and had taught for 12 years at the old Sunset School in Carmel.

Mrs. Farley was born on July 31, 1893, in Sioux City Iowa.

She had been a resident of the Peninsula for many years.

She is survived by her son, Robert, and two grandchildren.

According to her wishes, no funeral services were conducted. After cremation the ashes were scattered at sea.

Farlinger Funeral Home was in charge of arrangements.



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NEWLYWEDS CONSTANCE Lorenz and Kenneth Summers were married March 22 at

St. Dunstan's Episcopal Church of Carmel Valley.

Constance Lorenz new bride

St. Dunstan's Episcopal Church of Carmel Valley was the setting Saturday, March 22, for the wedding of Constance Patricia Lorenz of Felton to Kenneth Dan Summers. The Rev. James W. Brock officiated.

The bride is the daughter of Mr. and Mrs. Roy D. Lorenz of Carmel Valley. A 1975 graduate of Carmel High School, she later attended the University of California at Santa Cruz where she earned a bachelor's degree in psychology. She is currently a savings specialist for a Santa Cruz bank.

The groom, the son of Mr. and Mrs. John Summers of San Bernardino, is a 1976 graduate of Cajon High School in that city. He will graduate from UCSC in June 1980.

The bride wore her mother's dress and veil and carried a colonial bouquet of white roses, peach carnations and baby's breath. A prayer book which had been used by her great-great-grandfather in the Civil War added the finishing touch.

Maid of honor was the bride's sister, Deborah Lorenz of Carmel Valley. Diane Lewis of Glendale, Elizabeth Haysom and MarkliAnn Johnston, both of Santa Cruz, were the bridesmaids. Roneita Reid of Red Bluff was the flower girl.

Acting as best man was Telfinues Preszler Jr. of San Bernardino. Ushers were Douglas and Michael Summers, the groom's brothers, of San Bernardino and Ira Goldstein of Glendale. The ring bearer was Justin Reid of Red Bluff.

Following the ceremony, more than 100 guests gathered at the Rancho Canada Golf Club for a buffet reception.

The wedding cake was designed and baked by the groom's mother who decorated it with fresh flowers and a blown glass ornament.

A honeymoon in Lake Tahoe was enjoyed by the newlyweds before they made their first home in Felton.

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458 Run for Fun(d\$) to benefit Carmel High



FOLLOWING THE RACE, a community barbecue picnic drew many people, including many tired participants of the Run for Fun(d\$). Ironically, it was beautiful warm weather for

the morning races, with fog and wind taking over at picnic time.



A LARGE CROWD turned out for the barbecue picnic at Carmel Beach after the race.



JIM KELSEY serves a cup of beans to Sat Yoshizato during the barbecue after the fun run. Also on the serving line behind Kelsey is George Brehmer, city attorney for Carmel.

Between \$2,400 and \$2,500 was raised during the Carmel High School Run for Fun(d\$) Sunday. A total of 458 registered runners participated, with 166 actually running for funds in a 1.1 mile downhill race to the sea. The race started at Carmel High School and progressed to Ocean Avenue and down to the beachfront.

Another 292 participated in the four-mile race, which originated at the high school and concluded at River School.

A trophy was awarded to the first place winner in each age division and a jug of apple juice was provided second and third place winners.

Proceeds from the race will be divided among the parent-faculty group at Carmel High, while a third each will go to academic scholarships and to the school athletics program.

Unofficial estimates placed T-shirt sales at about \$1,000, while bake and souvenir sales garnered another \$100.

A community barbecue and awards ceremony were conducted at Carmel Beach following the race.

More than 120 persons volunteered their time and efforts to make the run a success, according to Mrs. Lou Langley.

The Langleys have four sons, all of whom participated in the 1.1 mile event.

Winners in each age division and their times are as follows: Ages 13 and under, males: Mike Kelly (25:09), Don Nix (25:46), Steve Dales (29:11). Female winners: Lynn Bohlman (29:50) and Emily Ruben, (40:52).

Ages 14 through 18: Chris Li (22:15), Ken Pratt (22:29), Bob Persel (22:39). Females: Susan Uasychak (26:28), Linda Yoshika (28:03), Gina Miller (29:07).

Ages 19-29: Gary Romesser (19:21), Richard Bega (19:32), Mike Plasted (19:50). Females: Sylve Lambert (28:53), Susan Riddell (31:30), Mary Roberts (32:36).

Ages 30-39: Roger Brownsley (20:22), Ricky Gaches (21:12), John Ulate (21:38). Females: Nelly Chavez-Alandia (24:10), Sharon Tancredi (28:01), Marcia Parsons (29:32).

Ages 40-49: Skip Marquard (22:43), Ed Dally (22:56), Mike Bartram (24:12). Females: Julie Harris (31:24), Barbara Wake Pickard (32:15), Joyce Kovac (33:02).

Ages 50-59: John Graham (25:07), Bob Chadwick (26:40), James Groves (27:38). Females: Nancy McCullough (37:20), Sylvia Sweet (37:33).

Ages 60 and above: Harrison Thomson (28:35), John Holland (28:44), John Billwiller (34:31).

In the Run for Fun(d\$) race, Rhyme Lewis took first place, Mike White second and David Lathrop third.

The oldest participant was Dr. John Faia Jr.; the youngest was Timmy Lewis.

Most participants of one-family honors went to the Gerald Tarsitano family, with six members running.

There was a tie for last place, shared by John Parsons and Paige Thompson.

Photos by Alan McEwen



GARY ROMESSER of Salinas won the four-mile race in the time of 19 minutes and 21 seconds. Romesser was in great condition for

the event; he runs a total of 120 miles every week.

DA
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DAN STEVENSON, Carmel High School principal, looks a little beat after he completed the race. He perked up later when he

learned that about \$2,500 was raised by the event for scholarship, athletic and educational projects at Carmel High School.



A MOTHER AND son, Anna and Joe Rheim of Carmel Valley, join together to give their all in the foot race.



JEAN TWEEDIE of Carmel welcomes a cup of water after competing in the race.



LOU LANGLEY stirs her homemade bean dish in preparation for the hungry participants in the Run for Fun(d\$) foot race.



THIRSTY JOGGERS squeeze the water urn.

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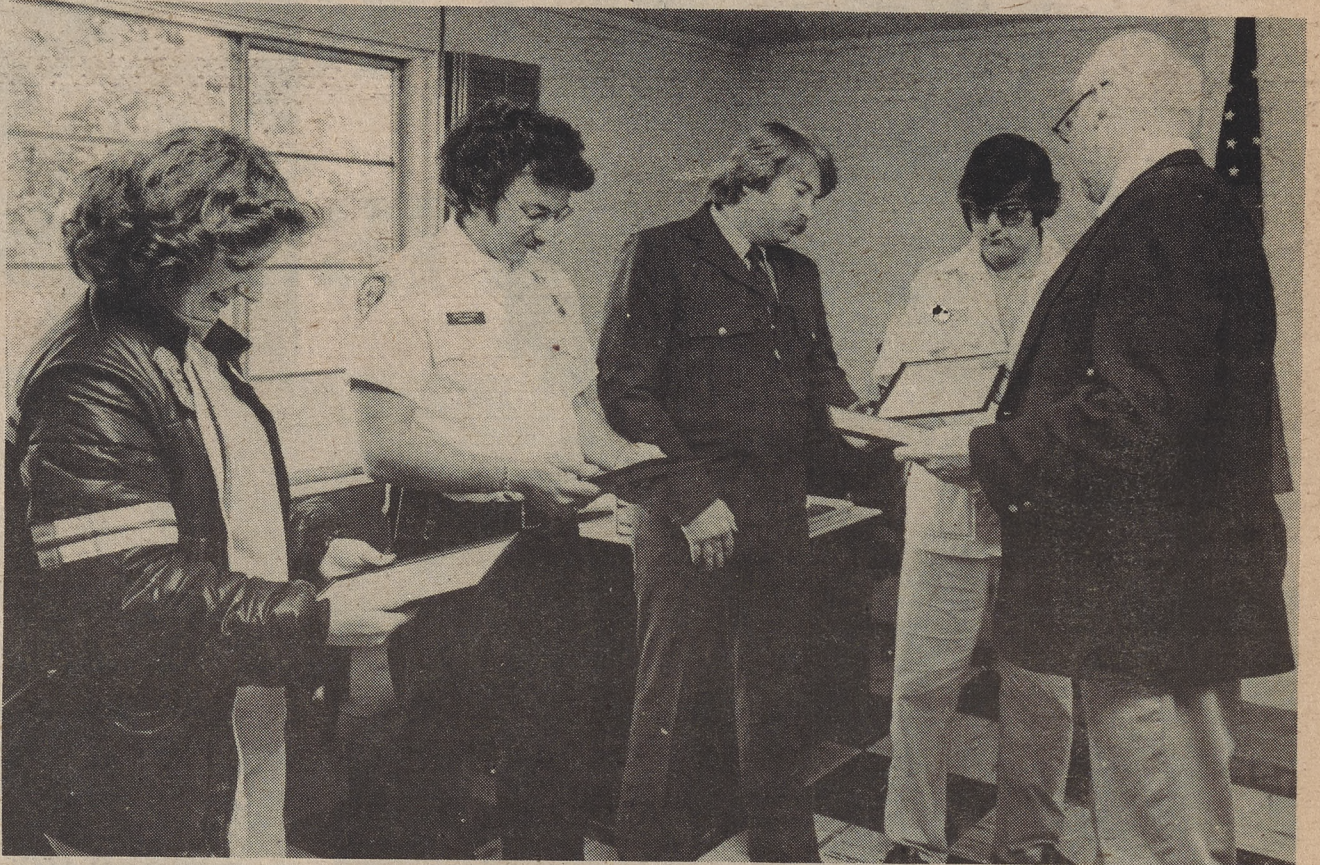
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Firefighters cited for saving a life



FOUR CARMEL AREA firefighters who saved the life of a heart attack victim receive the Red Cross Certificate of Merit at a ceremony April 11 at the Carmel chapter house. They are (left to right) Lynn Rogers and John Jacoby of the Carmel Fire Department, Vern Simmons of the state forestry station at Rio Road, and Arthur Black Jr., also of the Carmel department. Carmel chapter chairman Douglas Despard (right) presented the certificates. The award is the highest given by the Red Cross to persons saving or sustaining a life using skills learned

in Red Cross first aid and safety classes. On Sept. 26, the four firefighters responded to an emergency aid call concerning a Carmel woman, Mamie Dundore, who had collapsed from a heart attack. After determining that she had neither pulse nor respiration, they began cardio-pulmonary resuscitation (CPR) and continued their efforts en route to the hospital. Their use of CPR is credited with saving the woman's life. (Alan McEwen photo)

PADRE SPORTS

By MARK SANFORD

THE CARMEL HIGH VARSITY golf team opened its league title defense by winning its first two matches, 263-272 over Pacific Grove and 268-287 over Hollister.

Pat Parrish led the team in both matches with two over par 49s. Each match was played on Pebble Beach.

John Pirotte had a 51, Curtis Jones 54, Buddy Leedom 54 and Andrew Whitacre 56 against Pacific Grove.

Pirotte shot 52, Leedom 54, Jones 55, Whitacre 58 and Ricky Kashfi 61 to beat Hollister.

THE VARSITY AND junior varsity girls' softball teams lost their last league games to Hollister 12-6 and 19-12, respectively.

THE VARSITY SWIMMING team kept its league record unblemished by defeating Hollister 110-50.

The frosh-soph lost 95-20 against Hollister, but only had four swimmers competing.

The team is relatively small and several sophomores are swimming on the varsity.

Mike Hardy, Brian Baldwin, Mike LaFontaine and Tom Zeleny, all sophomores, qualified for CCS in the frosh-soph division in the 200-freestyle relay and medley relay.

THE BASEBALL TEAM'S game with Hollister was called because of darkness after nine innings with the score tied 5-5.

The Padres got two runs in the second inning. Mike Wecker singled Greg Raynes then beat out an infield hit. Buzz Fulton and Mike Matson were walked to score Wecker. Gary Childs then singled Raynes home.

Hollister came back to tie, but Cory Bliesner broke that after getting on when two outfielders collided. Then Bliesner advanced to third on a wild pitch. He scored when Hollister's catcher tried to throw Raynes out.

Being down by two runs, Carmel rallied to tie the game. Fulton got on and then straight walks to Matson, Childs, David Spear and Brent Eagling accounted for two runs to even the game at 5-5.

Two extra innings were played, but the game remained deadlocked. It will be completed the next time the teams meet.

SENIOR PAT PARRISH is the "Athlete of the Week." Parrish led the golf team to two wins of two over par 49s on Pebble Beach, Carmel's home course.

Parrish is a transfer student from Woodland. He has applied and been accepted at USC, UCLA and San Diego State University.

Parrish is planning to play golf in college and has received a \$750 scholarship from the Northern California Junior Golf Association to help his endeavors.

Since moving to Carmel, Parrish has been under the watchful eye of Ben Doyle, the teaching pro at Carmel Valley, and also the mentor of Bobby Clampett.

SUMMER

Gift Guide

Supplement to

- Carmel Pine Cone
- Monterey Peninsula Review
- Carmel Valley Outlook

Will reach our readers just when they are deciding on gifts for June brides, Father's Day and Graduation.

Thursday, May 22, 1980

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EXTRA SPECIAL!

Place your ad in either our May 15 or May 29 issues for ONLY \$1.00 per column inch per paper.

Calendar

Thursday/17

Studio Theatre/Restaurant: Neil Simon's *The Last of the Red Hot Lovers* will be staged; dinner is served at 7 p.m. with curtain at 8:30 at Dolores and Seventh, Carmel. Reservations: 624-1661.

Hartnell College Theatre: *Dear World*, a poetic musical comedy based on Jean Giradoux's *The Madwoman of Chailot*, will be staged; 8:30 p.m. at 156 Homestead Ave., Salinas. Tickets: \$4.50, general; \$3.50, students. Reservations: Salinas, 1-758-1221.

Hidden Valley Musical Theatre: *A Cabaret*, a revue of five decades of American musical theater, will be staged; 2:30 p.m. at the Hidden Valley Theatre, Ford and Carmel Valley roads, Carmel Valley. Admission: \$5. Reservations: 659-3115.

Explorama travel-adventure film: *The French Caribbean* will be personally narrated by filmmaker Arthur Wilson; 8:15 p.m. at Sunset Theater, Carmel. Admission: \$4.50 (tickets available at Macy's and Abinante Music, Monterey). Details: 372-5893.

Brown Bag Cinema: *Sculpture—the Forms of Life and The Louvre—a Golden Prison*, will be shown; everyone is welcome to meet at the Sunset Center terrace, Carmel at noon or the Chapman room during inclement weather, for lunch. The free program begins at 1 p.m. in Leonard Capenter Hall. Details: 624-3996.

Library films: *Chaucer's England, Night Sky and the Gardens of the Morning* will be shown; 2 p.m. at the Monterey Public Library, 625 Pacific St., Monterey. Free; everyone welcome. Details: 646-3930.

Fashion show and luncheon: summerwear from the shops of Carmel Plaza will be modeled at luncheon served at the Corral de Tierra Country Club, Corral de Tierra Road, Salinas. No-host cocktails begin at 11:30 a.m. with luncheon and show from 12:30-2 p.m. Cost: \$10. (Proceeds benefit Multiple Sclerosis research.) Information: 1-758-1663.

Hartnell College Planetarium programs: *Footsteps on the Moon*, a film about man's journey to earth's satellite, will be shown; 7:30 p.m. at the Hartnell College Planetarium, 156 Homestead Ave., Salinas. Admission: \$1.50 for adults; \$1, seniors, students and children. Information: 373-2557; Hartnell Astronomy Department.

Friday/18

Studio Theatre/Restaurant: Neil Simon's *The Last of the Red Hot Lovers* will be staged; dinner is served at 7 p.m. with curtain at 8:30 at Dolores and Seventh, Carmel. Reservations: 624-1661.

Wharf Theatre: *Sweet and Low Down*, a Gershwin musical review, will be staged; 8:30 p.m. at Old Fisherman's Wharf, Monterey. Reservations: 372-2882 or 372-1378.

Staff Players Repertory Company: members of the company will stage a Reader's Theater presentation of Robinson Jeffers' epic poem *At the Birth of an Age*; 8:30 p.m. at the Indoor Forest Theater, Mountain View and Santa Rita, Carmel. Admission: \$4.50, general; and \$2.50 for students and seniors. Reservations: 624-1531.

California's First Theatre: *The Girl from Out Yonder*, a 19th century melodrama, will be staged; 8:30 p.m. at Scott and Pacific streets, Monterey. Reservations: 375-4916 after 1 p.m. Wednesday through Saturday.

Hartnell College Theatre: *Dear World*, a poetic musical comedy based on Jean Giradoux's *The Madwoman of Chailot*, will be staged; 8:30 p.m. at 156 Homestead Ave., Salinas. Tickets: \$4.50, general; \$3.50, students. Reservations: Salinas, 1-758-1221.

York School Drama Society: *Pleasure and Repentance*, a contemporary play that re-creates the art of story-telling, will be staged; 8 p.m. at the York School Theatre, 9501 Salinas Highway, Monterey. Admission: \$2, adults; \$1, students and free for York School parents and students. Information: 372-7338.

Hidden Valley Opera Ensemble: Puccini's *La Boheme* will be staged; 8 p.m. at the Hidden Valley Theatre, Ford and Carmel Valley roads, Carmel Valley. Admission: \$8, adults; and \$6, children 14 and under. Reservations: 659-3115.

Esaton Monterey Hospital Celebrity Series: The Condesa de Romanones, international businesswoman and patron of the arts, will speak on *Understanding the True Significance of Foreign Uprisings*; 2 p.m. in the Steinbeck Forum of the Monterey Conference Center, 1 Portola Plaza, Monterey. Admission: \$15 (includes upcoming appearance of J.M. Lindberg). Details: 375-2621, ext. 302.

Explorama travel-adventure film: *The French Caribbean* will be personally narrated by filmmaker Arthur Wilson; 8:15 p.m. at Sunset Theater, Carmel. Admission: \$4.50 (tickets available at Macy's and Abinante Music, Monterey). Details: 372-5893.

MPC Film Gallery: *Summertime*, a 1955 film starring Katherine Hepburn and Rossano Brazzi, will be screened; 8 p.m. at the Monterey Peninsula College Theatre, Monterey. Admission: \$2, general; and \$1 for Gold Card holders. Details: Community Services, 649-1150.

Annual Wildflower Show: more than 500 specimens native to Monterey County will be

displayed; 10 a.m.-5 p.m. at the Pacific Grove Museum of Natural History, 165 Forest Ave. Free; everyone welcome. Information: 372-4212.

MPC Knowledge Update: Presidential Campaign Update will be the lecture topic of political scientist Melvin Bernstein; 1:30 p.m. in room A-9 of Monterey Peninsula College, Monterey. Free; everyone welcome. Details: MPC Humanities Department, 649-1150.

Artists' reception: the Invitational Art Teachers' Show, an exhibit of works by fine arts instructors, will open with a reception; 6:30-8:30 p.m. at the S.F.B. Morse Gallery of Robert Louis Stevenson School, Forest Lake Road, Pebble Beach. Everyone welcome. Information: 624-1257.

Art auction and dinner: an Object D'art auction will offer artworks, jewelry and reprints to the highest bidder; dinner is served at 6:30 p.m. with the auction at 8 to benefit the Valley Christian Academy. Dinner and auction: \$5; auction admission, \$1.50. Reservations: 394-6313 or 375-6882.

Men's workshop: *Myths of Being Male*, a workshop which examines the social roles of men, will be led by two Santa Cruz therapists; 7:30-10:30 p.m. at Antioch University Monterey, 690 Pine Ave., Pacific Grove. All men are welcome; free. Details: 649-4949.

Children's puppet show: stick puppets named The Judge, Garth Pig and the Ice Cream Lady will entertain youngsters; 3:30 p.m. at the Monterey Public Library, 625 Pacific St., Monterey. Free; all children welcome. Details: 646-3930.

Parents Without Partners: a TGIF Singalong is planned at 6 p.m. at the home of Kathy Lawrence, 801 Fountain Ave., Monterey. Women are asked to bring snacks and men beverages. All members and courtesy card holders welcome. Details: 372-0813.

Saturday/19

Studio Theatre/Restaurant: Neil Simon's *The Last of the Red Hot Lovers* will be staged; dinner is served at 7 p.m. with curtain at 8:30 at Dolores and Seventh, Carmel. Reservations: 624-1661.

Studio Theatre/Restaurant lunch show: the Out to Lunch Bunch will perform songs, dances and comedic sketches; curtain at 1 p.m. with dessert and beverage served. Dolores and Seventh, Carmel. Reservations: 624-1661.

Wharf Theatre: *Sweet and Low Down*, a Gershwin musical review, will be staged; 8:30 p.m. at Old Fisherman's Wharf, Monterey. Reservations: 372-2882 or 372-1378.

Staff Players Repertory Company: members of the company will stage a Reader's Theater presentation of Robinson Jeffers' epic poem *At the Birth of an Age*; 8:30 p.m. at the Indoor Forest Theater, Mountain View and Santa Rita, Carmel. Admission: \$4.50, general; and \$2.50 for students and seniors. Reservations: 624-1531.

California's First Theatre: *The Girl from Out Yonder*, a 19th century melodrama, will be staged; 8:30 p.m. at Scott and Pacific streets, Monterey. Reservations: 375-4916 after 1 p.m. Wednesday through Saturday.

Hidden Valley Musical Theatre: *Carousel*, Rogers and Hammerstein's beloved musical, will be staged; 8 p.m. at the Hidden Valley Theatre, Ford and Carmel Valley roads, Carmel Valley. Tickets: \$8, adults; \$6, juniors 14 and under. Reservations: 659-3115.

Hartnell College Theatre: *Dear World*, a poetic musical comedy based on Jean Giradoux's *The Madwoman of Chailot*, will be staged; 8:30 p.m. at 156 Homestead Ave., Salinas. Tickets: \$4.50, general; \$3.50, students. Reservations: Salinas, 1-758-1221.

York School Drama Society: *Pleasure and Repentance*, a contemporary play that re-creates the art of story-telling, will be staged; 8 p.m. at the York School Theatre, 9501 Salinas Highway, Monterey. Admission: \$2, adults; \$1, students and free for York School parents and students. Details: 372-7338.

Center Stage: *Thurber*, a one-man show starring William Windom based on the writings of James Thurber, will be staged; 8:30 p.m. at the Monterey Conference Center, 1 Portola Plaza, Monterey. A Curtain Raiser Party for ticketholders continues from 7-8:30 p.m. Tickets: \$15 (season tickets are \$25). Information: 646-3770.

Hidden Valley Chamber Orchestra: the 30-piece ensemble will perform works by Mozart, Schubert and Saint-Saens; 8 p.m. at the First Presbyterian Church of Monterey, 501 Eldorado St. Admission: \$3, general; and free for children under 14. Details: 659-3115.

Chamber Music Society of the Monterey Peninsula: The Lenox Quartet will perform works by Haydn, Shostakovich and Ravel; 8 p.m. at the Sunset Theater, Carmel. Balcony seating: \$4.50, adults and \$2.50 for students and enlisted military personnel (available the night of the performance). Details: 624-2993.

Guitar concert: Brazilian jazz guitarist Bola Sete and acoustic guitarist Robbie Basho will perform; 8 p.m. at the Monterey Peninsula College Theater, Monterey. Admission: \$5 (tickets available at Recycled Records, Monterey, Do Re Mi Music in The Barnyard, Carmel and at the door). Details: 375-3082.

Kite Festival: everyone is welcome to enter homemade kites though kites carrying passengers and readymade kites will be rejected; 1-4 p.m. at the Carmel Middle School Athletic Field, Carmel

Valley Road, Carmel. No registration fee. Details: 624-3342.

Annual Wildflower Show: more than 500 specimens native to Monterey County will be displayed; 10 a.m.-5 p.m. at the Pacific Grove Museum of Natural History, 165 Forest Ave. Free; everyone welcome. Information: 372-4212.

International celebration: *World in Harmony* is the theme of a day of cultural entertainment, food sampling plus arts and crafts; 1-3 p.m. at King Hall of the Naval Postgraduate School, Sloat and Del Monte avenues, Monterey. Free; everyone welcome. An evening of songs, dances, demonstrations and slide shows of various countries begins at 7:30 p.m. Admission: \$4, orchestra; \$3, general. Information: 649-4892 or 649-3039.

Children's films: *A Story, a Story, Strega Nonna, Madeleine and the Bad Hat*, and the *Red Balloon* will be screened; 2 p.m. at the Seaside Branch Library, 550 Harcourt Ave., Seaside. Free; all children welcome (those 6 and under must be accompanied by an adult). Details: 899-2055.

Sierra Club: Trail Days, an annual trail clearing work day at the Forest of Nisene Marks in the Santa Cruz Mountains, is planned; meet at 7 a.m. at the Cinema 70 parking lot, Del Monte Center, Monterey, to form carpools. Bring lunch, beverage, tools and gloves. Everyone welcome. A \$3 carpool fee is charged. Details: 624-3052, evenings or 375-4860.

Audubon Society: a bird outing at Pinnacles National Monument is planned; meet at 7:30 a.m. at the Cinema 70 parking lot, Del Monte Center, Monterey, to form carpools for the 40-mile drive south on Highway 101. Free; everyone welcome. Bring lunch, beverage and hiking shoes.

Cooks' Club: artichokes will be prepared; 10 a.m.-noon and 1-3 p.m. at the Peppercorn in The Barnyard, Highway 1 and Rio Road, Carmel. Free; everyone welcome. Details: 625-0100.

League of Women Voters: the annual meeting-convention will include a slide show presentation on the proposed Monterey Bay Aquarium; 9 a.m.-noon at the Pacific Grove Community Center, Junipero and 14th, Pacific Grove. Refreshments will be served. The cost is \$1.50. Reservations and free child care: 372-0992.

Philosophy lecture: Catherine Knudsen of Gabilan College will discuss the teachings of Pierre Teilhard de Chardin; 10 a.m. at the Cherry Foundation, Guadalupe and Fourth, Carmel. Donations accepted; everyone welcome. Details: 624-7491.

Parents Without Partners: A Newcomer Orientation for prospective members plus a potluck dinner and dance are scheduled; meet at 6:30 p.m. at the home of Jim Sindberg, 1705 Mescal St., Seaside. Bring a hot dish, salad, dessert or beverage. Admission: \$1, members; \$2, courtesy card holders and free for newcomers. Details: 394-8333 or 242-8623.

Regression workshop: Helen Stewart Wambach, a specialist in hypnotic regression, will conduct a day-long seminar; 11 a.m.-4 p.m. at the Holiday Inn, Rio Road and Highway 1, Carmel. Cost: \$35. Reservations: (415) 798-4772.

Sunday/20

Hidden Valley Opera Ensemble: Puccini's *La Boheme* will be staged; 2:30 p.m. at the Hidden Valley Theatre, Ford and Carmel Valley roads, Carmel Valley. Admission: \$8, adults; and \$6, children 14 and under. Reservations: 659-3115.

Hidden Valley Musical Theatre: *Carousel*, Rogers and Hammerstein's beloved musical, will be staged; 8 p.m. at the Hidden Valley Theatre, Ford and Carmel Valley roads, Carmel Valley. Tickets: \$6. Reservations: 659-3115.

Wharf Theatre: *Sweet and Low Down*, a Gershwin musical review, will be staged; 8 p.m. at Old Fisherman's Wharf, Monterey. Reservations: 372-2882 or 372-1378.

Studio Theatre/Restaurant: Neil Simon's *The Last of the Red Hot Lovers* will be staged; dinner is served at 6 p.m. with curtain at 7:30 at Dolores and Seventh, Carmel. Reservations: 624-1661.

Studio Theatre/Restaurant lunch show: the Out to Lunch Bunch will perform songs, dances and comedic sketches; curtain at 1 p.m. with dessert and beverage served. Dolores and Seventh, Carmel. Reservations: 624-1661.

Poetry reading: students of York and Santa Catalina schools will read selections of their own

Foot race Sunday in Pebble Beach

The Pebble Beach Forest Run, a 10-kilometer footrace (6.2 miles) through the scenic 17 Mile Drive, is planned Sunday, April 20 by the Lone Cypress Track Club. Runners of all ages are welcome to join the race which begins at 9 a.m. at Collins Polo Field. Registration continues race day from 7:30-8:40 a.m.

The course will continue through the pine forests of Pebble Beach on lightly traveled paved roads following a winding course that is generally level with some rolling hills.

Divisions for men and women are: Open, ages 20-29; Sub-masters, 30-39; masters, 40-49; plus classes for ages 50-59, 60 and over and youngsters 13 and under and 14-19.

A first place medal will be awarded to the winner in each division and a T-shirt given to second and third place runners in each division. The first 100 finishers will receive ribbons.

Runners are asked to drive through the Pacific Grove gate at 17 Mile and Sunset drives. There is no gate fee for participants.

For more information, phone 646-8089.

Benefit fashion show slated

Thursday at Corral de Tierra

A colorful summer fashion show and luncheon to benefit Multiple Sclerosis research will be presented Thursday, April 17 at the Corral de Tierra Country Club. Sponsored by the Volunteers in Multiple Sclerosis, the fund-raising event will begin at 11:30 a.m. with a no-host cocktail hour and continue

with the luncheon and fashion show from 12:30-2 p.m.

Summerwear from the fashionable shops of Carmel Plaza will be modeled. Tickets for the luncheon and show are \$10.

For more information, phone Salinas, 1-758-1663.

poetry; 2 p.m. at the Cherry Foundation, Guadalupe and Fourth, Carmel. Everyone welcome; donations will be accepted. Details: 624-7491.

Ice skating competition: Showcase Competition for ice skaters from throughout California in pairs and singles is planned; performances begin at 7 and 10:30 a.m., 2 and 5:30 p.m. at the Ice Pond, 280 Reservation Road, Marina. Admission: \$2, adults; \$1, children under 12 for each performance. Information: 384-3896.

Annual Wildflower Show: more than 500 specimens native to Monterey County will be displayed; 10 a.m.-5 p.m. at the Pacific Grove Museum of Natural History, 165 Forest Ave. Free; everyone welcome. Information: 372-4212.

Jazz concert: the Monterey Peninsula College Alumni Jazz Band directed by Don Schamber will perform; 2-4 p.m. at The Club, 321D Alvarado St., Monterey. Cover charge: \$2. Details: MPC Music Department, 649-1150.

Cooks' Club: hints for squid dishes will be given; 10 a.m.-noon and 1-3 p.m. in the Peppercorn in The Barnyard, Highway 1 and Rio Road, Carmel. Free; everyone welcome. Details: 625-0100.

Sierra Club: an eight-mile hike through Henry Coe State Park in the hills east of Gilroy is scheduled; meet at 7:30 a.m. at the Cinema 70 parking lot, Del Monte Center, Monterey, to form carpools for the 120-mile drive. Bring lunch, beverage, hiking shoes and a suggested carpool fee of \$5. Everyone welcome. Details: 624-3052, evenings.

Lone Cypress Track Club footrace: The Pebble Beach Forest Run, a 10-kilometer (6.2-mile) footrace through the 17-Mile Drive is planned; runners may register race day from 7:30-8:40 a.m. for the 9 a.m. footrace. Fee: \$3. (No gate fee into Del Monte Forest for participants.) Details: 646-8089.

Monday/21

Backgammon Tournament: backgammon enthusiasts are welcome to bring their boards to The Creamery, 13 West Carmel Valley Road, Carmel Valley Village, to play from 7-10 p.m. Entry fee: \$5. Details: 659-3341.

Tuesday/22

Monterey Peninsula Film Society: *Henry V*, William Shakespeare's play brought to the screen by director and star Laurence Olivier, will be screened; 8:15 p.m. in the S.F.B. Morse Auditorium, 425 Van Buren St., Monterey. Admission: \$3.50, general; \$2.50, students and seniors; and \$2 for film society members. Details: 659-4795.

Earth Day: environmental organizations will man display booths and offer demonstrations; 11 a.m.-1 p.m. at the Monterey Peninsula College Student Center, Monterey. Free; everyone welcome. Details: MPC Student Services, 649-1150, ext. 326.

Wednesday/23

Monterey Peninsula Film Society: *Henry V*, William Shakespeare's play brought to the screen by director and star Laurence Olivier, will be screened; 8:15 p.m. in the S.F.B. Morse Auditorium, 425 Van Buren St., Monterey. Admission: \$3.50, general; \$2.50, students and seniors; and \$2 for film society members. Details: 659-4795.

Brown Bag lecture, film: *Legends of the Native American Indians* will be the lecture topic of Kelly Looking Horse and the film *Storyteller* will be screened; noon at the Monterey Peninsula College Student Center, Monterey. Free; everyone welcome. Details: MPC Community Services, 649-1150.

Childbirth Education League: prenatal nutrition will be discussed; 7:30-9:30 p.m. at 72 Via Paraiso, Monterey. Free; all expectant couples welcome. Details: 375-4348.

Dramatic reading: novelist Gerald Rosen will present a reading of his works; 8 p.m. in lecture forum 103 of Monterey Peninsula College, Monterey. Free; everyone welcome. Details: 649-1150, MPC English Department.



The Hidden Valley Chamber Orchestra

David Effron,
Guest Conductor
IN CONCERT

Sat., Apr. 19, 8:00 P.M.
First Presbyterian Church
501 Eldorado, Monterey
(off Munras)

Program: Overture to Idomeneo, Mozart; Cello Concerto in A Minor with soloist Carmen Martin, Saint-Saens; Symphony No. 4, Schubert.
Donation at the door, \$3.00 adults, \$1.00 students, children 14 and under free.

★ **WATCH FOR BEETHOVEN DAY**
Thursday, May 1
at Sunset Center
Carmel



THIS WEEKEND!
Fri. April 18 8:00 P.M.
Sun. April 20 2:30 P.M.
Performances: April 24, 26;
May 2, 4, 7, 11, 14, 16,
18★.



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"Rich with the warmth
of laughter and tears."

Sat. April 19 8:00 P.M.
Sun. April 20 8:00 P.M.
Performances: April 25, 27;
May 3, 4, 10, 11, 15, 18.



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Performances: April 27★;
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For information call:
659-3115

Hidden Valley
Music Seminars
Carmel Valley Road
at Ford Road
Carmel Valley, 93924



THE 30-PIECE HIDDEN VALLEY Chamber Ensemble, led by guest conductor David Effron, will present a concert of classical works Saturday, April 19 at the First Presbyterian Church of Monterey.

Caribbean isles featured in Sunset Center travelogue

The azure waters of the Caribbean and the sea's islands in the sun will be the focus of the film *The French Caribbean* to be screened Thursday and Friday, April 17-18 as part of the Explorama travel-adventure film series. The program will be personally narrated by filmmaker Arthur Wilson beginning at 8:15 p.m. at Sunset Theater, Carmel.

The Caribbean islands of Martinique, Guadeloupe, St. Barthelemy and St. Martin's are as French as Paris, the Seine and the Eiffel Tower, says Wilson. *The French Caribbean* examines the diverse historical as well as modern culture of these four islands.

Among the sites that the armchair viewer will explore are Martinique's Fort-de-France, the capital, with its narrow streets and iron grillwork balconies; Carbet, the landing spot of Columbus and once the home of Gauguin; and Mt. Pelee and St. Pierre. In addition, the stories of Josephine, Empress to Napoleon and Victor Schoelscher will be related.

From Martinique the camera journeys to St. Martin to view Phillipsburg, capital of the Dutch side; Marigot, the French capital plus fish markets, hotels and beaches.

A dreamworld of beaches and breathtaking coastal and valley drives is enjoyed on the island of St. Barthelemy before the film makes its final stop on Guadeloupe to visit the Columbus monument, Carbet Falls and La Soufriere, an active volcano as well as industries, villages and homes.

Arthur Wilson's interest in travel and foreign countries began during his U.S. Air Force service at the end of World War II. Graduating from Northwestern University with a major in foreign trade and transportation, he worked in the export field for nine years. His first film was made in 1957 when he took the children of French friends on a tour of America recording the experience from their viewpoint. The film met with commercial success and Wilson embarked on a career in filmmaking that has taken him to France, Berlin, Italy, Denmark, Spain, Canada and to points across the United States.

Reserved seat tickets are \$4.50 and may be purchased at Macy's in the Del Monte Shopping Center and Abinante Music, Monterey or at the door on the night of the show.

For further information, phone 372-5893.



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presents



**THE LENOX
STRING QUARTET**

Saturday, April 19 at 8:00 p.m.

SUNSET CENTER AUDITORIUM

Tickets at the Box Office — \$4.50

Students and Enlisted — \$2.50

Balcony Seats Only

HARTNELL COLLEGE THEATRE Presents

April 17, 18, 19, 24, 25, 26

8 pm

Stage Door Theatre



MAD...MUSICAL...MIRTH

"Dear World"

Based on Jean Giraudoux's

THE MADWOMAN OF CHAILLOT

Guest Artist ROSAMOND GOODRICH

Stage Director RONALD DANKO

Choreographer OLGA DRUMEV

Musical Director YVONNE CRANE

PH. 758 - 1221

\$4.50

Chamber orchestra performs Saturday

An evening of classical chamber music will be presented by the Hidden Valley Chamber Orchestra, Saturday, April 19 at the First Presbyterian Church of Monterey, 501 Eldorado St. The concert begins at 8 p.m.

Directed by guest conductor David Effron, the 30-piece orchestra will perform Mozart's *Overture to Idomeneo*, Schubert's *Symphony No. 4* and Cello Concerto in A Minor by Saint-Saens with featured soloist Carmen Martin who is a member of the orchestra and a student of Peter Reijto of Los Angeles.

The ensemble is the only

full-time chamber orchestra in Central California and is composed of musicians from throughout the United States who have come to the Hidden Valley Music Seminars in Carmel Valley for intensive musical studies.

Admission is \$3, general and free for children 14 and under.

Additional performances are scheduled Thursday, May 1 when the orchestra will present Beethoven Day at Sunset Center, Carmel; and May 19-21 for the Contemporary Music Festival in Monterey and Carmel Valley.

For more information, phone 659-3115.

Jensen's SALAD BAR

.... this is just the
beginning of our
Fabulous Buffet!



Artichokes baked, fried and boiled

Mouth-watering artichoke recipes and hints for preparing squid are promised this weekend at the Cooks' Club demonstrations at the Peppercorn in The Barnyard, Highway 1 and Rio Road, Carmel. Everyone is welcome to attend the free programs.

Monterey County artichokes will be baked, fried and boiled Saturday, April 19; calamari or squid from Monterey Bay will be prepared Sunday, April 20. Demonstrations continue from 10 a.m.-noon and 1-3 p.m. each day.

For additional information, phone 625-0100.

Tennis tournament deadline is May 10

The deadline for players to enter the Hotel Del Monte Centennial Tennis Tournament is Saturday, May 10.

The tournament, to be conducted on courts at the Hyatt Del Monte, La Mesa Housing and the Naval Postgraduate School, will coincide with the 100th anniversary of the opening of the Hotel Del Monte (site of the Naval Postgraduate School) by Charles Crocker and Company June 3, 1880.

All Monterey Peninsula residents are eligible to enter. Some 32 teams of men's and women's doubles will compete Friday through Sunday, June 6-8. The entry fee is \$25 per team.

Prizes, sponsored by local businesses, will be awarded to winning teams.

Entry forms are available at local tennis clubs and from the Naval Postgraduate School Recreation Office.

For more information, phone 646-2466.

Complete Buffet

LUNCH
2.95

SERVED
11:30-2:30

Complete Buffet

DINNER
4.95

5:00-8:30 p.m.
Sun. 4:00-8:30 p.m.

CLOSED TUESDAYS

Our "Butter & Cream Cooking" Buffet includes

- Homemade Soup
- A Luscious Salad Bar
- Choice of Tempting Entrees
- Ice Cream & Banana Fritter
- Coffee, tea, wine, beer or soft drink

Jensen's Fabulous Buffet

In Front of the Barnyard
CARMEL RANCHO CENTER 624-6009



THIS STAR PERFORMER took to the air at a former Kite Festival. Only handmade kites are eligible, the rules say, and kites capable of carrying passengers aloft are not allowed. The Festival is scheduled for Saturday, April 19 at the Carmel Middle School, Carmel Valley Road, Carmel, starting at 1 p.m.

Annual Kite Festival this Saturday

Colorful kites will take flight over Carmel Middle School Saturday, April 19 during the 51st annual Kite Festival sponsored by the Carmel Unified School District Recreation Department and the Carmel Lions Club.

Only homemade kites are eligible to participate in the festival. All age groups may enter.

Festival registration begins at 1 p.m. at the Middle School athletic field on Carmel Valley Road east of Carmel Rancho Boulevard. There is no entry fee.

The festival itself will continue from 1-4 p.m.

The contest rules are the same as in past years:

- Each kite must be made by the contestant and must actually become airborne and fly in order to be eligible;
- Commercial ready-made kites will be rejected;
- Kites capable of carrying passengers aloft will not be permitted.
- The festival, founded by Rev. Willis White in 1930, has been held continuously since then. It was directed for many years by

Ernest Calley, a shop teacher at the former Sunset School. The Recreation Department took over the direction of the festival under the leadership of Chuck Dawson, who retired in 1976.

Kites may be entered in one of five age groups — 8 and under, 9-12 years, 13-15 years, 16-18 years and adult — with three prize categories in each age group. Prizes will be awarded for highest flying kite, best workmanship and prettiest kite.

In addition, the Willis White trophy commemorating the founder, will be awarded for best design. The Ernest Calley Perpetual Plaque trophy will be presented to the Grand Champion kite and the Charles Dawson trophy will go to the youngster 12 years or younger who constructs the outstanding kite without adult assistance.

All trophies are donated by the Carmel Lions Club. Age group prizes are donated by J. Richie Dunn.

In case of rain, the festival will be rescheduled for Saturday, April 26.

For more information, phone the Carmel Recreation Department at 624-3342.

Wildflowers on display

The 19th annual Wildflower Show will present a display of more than 500 specimens of colorful Monterey County wildflowers Friday through Sunday, April 18-20 at the Pacific Grove Museum of Natural History, 165 Forest Ave., Pacific Grove. Admission is free.

Wildflower species, subspecies and varieties native to the county are picked by the museum staff and volunteers on one day within a week of the exhibition. Plants are then labeled with family, scientific and common names and displayed.

The exhibit will include common flowers as well as extremely rare and even endangered varieties which have been grown from seed rather than removed from the wild. Visitors will see old favorites including hair bells and baby blue eyes that are displayed beside flowers so rare that they have no name.

Show hours are 10 a.m.-5 p.m. each day.

For more information, phone 372-4212.



THE LENOX QUARTET, a string ensemble which has performed in concert, television and radio throughout the United States and abroad, will perform Saturday, April 19 at

Sunset Theater, Carmel, as part of the Chamber Music Society of the Monterey Peninsula season.

Carmel Music Society presents distinguished quartet at Sunset

The Lenox Quartet, a string ensemble described by *The New York Times* as "extremely distinguished," will present a concert of classical music Saturday, April 19 at the Sunset Theater, Carmel, as part of the 1980 season of the Chamber Music Society of the Monterey Peninsula. The performance begins at 8 p.m.

Included in the program will be a performance of *Quartet in C Major, Op. 74, No. 1* by Haydn, *Quartet No. 8* by Shostakovich and Ravel's *Quartet in F Major*.

The Lenox Quartet was founded in 1958 at the Tanglewood Festival, taking its name from the site of the Boston Symphony Orchestra's summer activities in Massachusetts. The Lenox Quartet has received full-time residencies at Grinnell College and the State University of New York at Binghamton in addition to its current position as quartet-in-residence at Ithaca College.

The foursome is composed of violinist Peter Marsch, the founding member of the group, who as soloist has performed with the Pittsburgh Symphony and other orchestras;

violinist Warwick Lister, who is a former member of the Concertgebouw Orchestra of Amsterdam and has presented radio recitals for the C.B.C. and Netherlands Radio; Darrel Barnes, violist, who joined the quartet following six years as principal violist of the St. Louis Symphony Orchestra; and Einar Holm, cellist, who is a graduate of the Juilliard School where he studied with Leonard Rose and a former member of the Vaghy Quartet.

The New York Times said that the Lenox Quartet is "extremely distinguished..." The brand of string sound that the Lenox Quartet brought to the program was consistently sweet and sonorous. The ensemble work could scarcely have been more polished... a particularly rewarding musical evening."

Balcony seats for the concert will be available at the box office on the evening of the performance. Tickets are \$4.50 adults and \$2.50 for students and enlisted military personnel.

For further information, phone 624-2993.

York students present drama

Pleasure and Repentance, a contemporary play written by Terri Hands of the Royal Shakespeare Company of England that re-creates the ancient art of story-telling, will be staged Friday and Saturday, April 18-19 at the York School Theatre, 9501 Salinas Highway, Monterey.

The York School Drama Society production begins at 8 p.m.

Directed by Nick Zanides, executive director of the Festival Theatre, *Pleasure and Repentance* looks at love from early childhood through wooing, frustration, the brink of matrimony to disillusion and finally last confessions.

The cast is composed of students from the Monterey Peninsula and Salinas including Martha Sawhill, Cynthia Marshall and Laura Ben-

net of Carmel Valley and Lillian Dean of Carmel.

Music is under the direction of Skip Sherman, York English and music teacher.

Admission is \$2, adults, \$1 for students and free for York School students and their parents.

Additional performances are scheduled April 25-26.

For additional information, phone 372-7338.

'The Louvre' at Sunset Center

The world of art will be the subject of two films, *Sculpture: the Forms of Life* and *The Louvre: a Golden Prison*, to be screened Thursday, April 17 as part of the monthly Brown Bag Cinema series sponsored by Sunset Center, Carmel. Everyone is welcome to gather on the terrace at noon or the Chapman Room when weather is inclement to share lunch and conversation. Sunset Center will provide the coffee. At 1 p.m., filmgoers will move to the Leonard Carpenter Hall for the free program.

Sculpture: the Forms of Life examines the materials of the sculptor and the techniques used in works from around the world. A

split-screen effect allows the viewer to examine all sides of a work. The film has won the Blue Ribbon and American Film Festival awards.

The Louvre: a Golden Prison, narrated by Charles Boyer, is a colorful documentary that traces the history of

the 700-year-old building that lies in the heart of Paris. The grand columns, halls and galleries are as much a work of art, according to Boyer, as the paintings and sculptures that they house.

For more information, phone 624-3996.

Students read original poetry

A dramatic reading of original poetry by students of Santa Catalina and York schools will be presented Sunday, April 20 at Cherry Hall, Guadalupe and Fourth, Carmel. The performance begins at 2 p.m.

Poets from Santa Catalina School include senior Maria

Sanders of Carmel Valley. The reading is sponsored by the Poetic Drama Institute/Cherry Foundation Theatre Project.

Donations will be accepted.

For further information, phone 624-7491.

Food preparation and service is an art at the Clam Box

CARMEL'S FAVORITE SEAFOOD RESTAURANT

Discover why the Clam Box is the overwhelming favorite of visitors and local residents alike. Family owned and operated since 1962, the Clam Box has been recommended by travel writers all over the world as a "must" in Carmel. Our simple decor and high volume makes it possible to bring you fine food at surprisingly low prices.

A Sampling of Our Dinner Menu

Served with fresh homemade clam chowder or vegetable soup; tossed green salad; and baked or french fried potatoes or rice.
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Filet of Sea Bass	6.50	Broiled Salmon	8.95
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Sand Dabs	6.20	Rainbow Trout Meuniere ..	7.20
Fresh Filet of Sole	6.30	Half Broiled Chicken	5.25
Deep Fried Prawns	7.95	Braised Pot Roast	7.25
Poached Salmon	9.20	Child's Plate	4.15

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Help Wanted

BOOKKEEPER NEEDED for busy Carmel newspaper. If you have the necessary skills, please contact THE CARMEL PINE CONE at 624-0162.

COSMETOLOGIST WANTED: Carmel Valley Hair Center, 659-3047.

ASSISTANT PRESSMAN needed by The Carmel Pine Cone. Experience on web offset press necessary. Individual wanted who desires a career as a pressroom foreman. You will be trained by a journeyman printer in all areas of web offset printing and camerawork. Call The Pine Cone at 624-0162. ★

MANAGE FRONT OF STORE. Five days, Mon-Fri., 1-6 p.m. Apply in person—Mid Valley Pharmacy.

FULL-TIME PERSON NEEDED to install liners in baskets. CARMEL VALLEY VILLAGE. Ask for Patti. 659-3454.

EARN EXTRA MONEY at home. Good pay. Easy work. No experience necessary. Send for application report. Beverly Stikes, 1343 Adam St., Salinas, CA 93906.

Situations Wanted

MALE STUDENT desires living quarters in exchange for caretaking or gardening. Low rent O.K. References. 624-4650.

Situations Wanted

HOUSECLEANING — Carmel Valley area. Local References. 659-2615.

WILL TAKE PRIDE in caring for your home while you are on vacation. 375-9468.

HOUSECLEANING CARMEL AREA. \$6.00/hr. Good references and own transportation. call Eve. 659-3538.

LOOKING FOR A RESPECTABLE couple to house-sit your home while on an extended vacation? We have references and responsible jobs. Phone Joanne at 624-0162 or 372-2202 after 6 p.m. ★

GOURMET COOK — Horsewoman seeking permanent live-in situation involving meal preparation, household management, child care for private family. Desire country atmosphere. 757-6305.

Personals

MAKING YOUR FAMILY LIFE HAPPY is the title of a 192-page, hard-bound book which points the reader to the finest source of counsel and guidance for solving family problems. If you're not really finding the happiness you hoped for, you owe it to yourself and your family to read this book. For your copy, send just 50 cents to *Family Life*, 922 W. Carmel Valley Rd., Carmel Valley, CA 93924.

Personals

ASTROLOGY. WRITTEN INTERPRETATIONS a Specialty. Call 659-2680 and leave number.

For Rent

BEAUTIFUL KAUAI, Hawaii beach condo, sleeps five, \$275 week. Lao 4774 Matsonia Honolulu Hawaii 96816.

LARGE STUDIO APARTMENT, mid-Carmel Valley. View, deck, garage, storage. Near river, bus. \$375 includes utilities. 624-4502 after 5.

ROOM FOR RENT, mid-Carmel Valley. Outside entrance, share bath and minimal kitchen. Quiet, non-smoker. \$150. 624-4502 after 5.

AVAILABLE MAY ONLY. Beautiful house with a gorgeous view. Two bedrm, two bath, plus guest house. \$1,500 a month.

CARMEL KNOLLS. Handsomely furnished two Bdrm, two bath house. \$800 month. Village Realty.

LOVELY ROOM in private home for employed non-smoker. One block from bus. Share bath/entrance. 624-1608.

NEAR NPS. Two-room cottage, freshly decorated. One or two adults, no pets. \$360. Furnished. Box 22183, Carmel 93922. 625-3956.

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DISTINCTIVE Carmel home. Fully furnished. Ideal location. May-Oct. \$950. Dates, price negotiable. 624-5446.

FURNISHED SHORT-TERM RENTALS — apartments and rooms monthly or weekly. Cable T.V. and heated pool. Blue Sky Lodge in sunny Carmel Valley. 659-9980.

PACIFIC GROVE ONE BEDROOM Townhouse furnished, fireplace, ocean view, perfect hideaway. \$450.00 per month. M. Capson 415-854-5497. ★

CARMEL—THREE CHARMING homes. Near town, beach. \$175-250 midweek; \$90-130/weekend. Owner Fletcher Tyler, 411 Kirby Court, Walnut Creek, CA 94598. (415) 944-0905.

ONE-BEDROOM apartment; beautiful kitchen, deck, seclusion. 625-2629 thru Sunday.

Vacation Rentals

VACATIONERS WELCOME — Open House. Reserve your vacation rental now, for the future! In Carmel, on Dolores between Third and Fourth streets, Saturday, 1 to 5 p.m. Refreshments served.

PEBBLE BEACH HOUSE, A beautiful experience. Available weekdays, some weekends and months. (415) 531-5819, (408) 375-1804.

PEBBLE BEACH — Spectacular 2/BR., 2/BA. Condominium, \$350 by week. Owner/Agent. 625-0672/624-1407.

CLIP & SAVE!! WOODSY HIDEAWAY. Plush!! T.V., king, fully equipped, near beach. \$150. wk. (lower daily) 408-372-5530.

VACATION RENTALS, property management. Barbara Wer-muth, Carmel Realty Co., 624-6484.

VACATION RENTALS, property management. Ione Miller, San Carlos Agency, Box 4118 or 624-3846.

VACATION RENTALS, property management. Ask for June Poole, Vintage Realty, 624-1444.

LAKE TAHOE CHALET, ski/summer rental. Sleeps 10. Dr. Schatz: 415-567-1423.

Rental Sharing

HOUSEMATE WANTED for beautiful Carmel home. Four bedrm., two bath, 624-4625.

LET'S RENT/SHARE. Professional, mature lady, non-smoker, looking for same to find and rent house together. Exchange references. 649-3280 evenings, or Box 1335, Monterey, Calif.

Wanted to Rent

RELIABLE CARMEL RESIDENT & property owner desires furnished/unfurnished house, Carmel area. Must have garage. To p local refs. 624-4492.

SPACE FOR PAINTING needed by senior artist (woman). 624-9040 anytime.

Wanted to Rent

PINE CONE REPORTER and spouse would like to rent a two-bedroom house in Carmel, Carmel Valley or Pacific Grove, (\$350-\$400) beginning May 1. Fixer-uppers won't scare us. We are willing to put our time and energies into your home. Phone Joanne, 624-0162 or 372-2202 after 6 p.m. ★

NEW MANAGING EDITOR of the Carmel Pine Cone and his lovely wife need small house or apartment. Won't you help your local newspaper by helping them find a rental in Carmel? If you have something that might be coming up in the months to come, we'll be happy to talk about it, and locate them temporarily somewhere else. We feel the editor of the Pine Cone should live in town. Don't you agree? Please phone Al or Judy Eisner, 624-0162 or 659-2023. The people of Carmel thank you.

FOUR BEDROOM HOUSE on or near ocean—month of July. Must have private outdoor area. Biking distance to town and beaches. Physician's references. (415) 548-8787.

EMPLOYED, PROFESSIONAL couple with newborn desire two- to three-bedroom house, apt., or condo in Carmel, Monterey, or P.G. Excellent references. Can pay to \$400. Call evenings, 646-0306. ★

UNIVERSITY PROFESSOR, (37), returning from England (June), seeks reasonably priced studio, (house sitting, house sharing). 624-3898.

IMMEDIATELY, storage space approximately 10x20, vicinity post office. Call collect (415) 781-6744, after 5 p.m.

TOD COX

Business Broker
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Unique location, Excellent net, short hours, long lease. \$65,000.00 with terms.

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PINE CONE staffer needs a small apt. or cottage in Carmel. Many local references. Please call Alan McEwen, 625-0880. ★

FURNISHED BACHELOR APARTMENT. Phone 624-7709.

RESPONSIBLE FEMALE professional seeks summer or yearly housesitting or rustic one-bedroom rental. Local references. Diane, 624-4164 or 242-5283.

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BY OWNER: year-old two-bedroom, two-bath, dining room, living room with fireplace, laundry-pantry. Large storage space in garage, easy-care yard. Principals only. \$190,000. 624-6791.

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SACRIFICE! MUST SELL level one-acre lot in Pebble Beach with approved plans for exquisite Spanish villa. Will build to suit. All offers considered. 375-7605, 372-7625.

Real Estate Exchange

BIG SURTOWN EXCHANGE interested in exchanging my home in Big Sur near Pfeiffer Beach for similar home in Highlands, up to mid-Valley, or Carmel. Three to four bedrooms, perfect for family w/kids & animals. Privacy. \$700 approx. rental. June (1 year). Heidi (408) 667-2365.

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GROUP OF DOCTORS wish to purchase large beachfront home. Must have potential for four Master Suites, plus all amenities. Up to two million dollars considered. Principals, only, please. Dr. Frank Young, 1666 Newell Ave., Walnut Creek, CA 94596. (405) 935-8040.

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THE CARMEL PINE CONE wants to lease 1,000-1,500 square feet in or near the center of the Carmel business district to establish a commercial printing business. We need reasonable rent structure since use is semi-industrial. Prime traffic location is not necessary. Visibility from street not essential. Basement or upstairs might even be OK. Phone Al Eisner, 624-0162.

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1,700 SQUARE FEET upstairs space in historic, central Carmel location, Lincoln near Ocean. Presently devoted to Carmel Bay Antiques. 7 separate decorator rooms, entrance from Seven Arts Courtyard. Architect, lawyer, real estate, gallery or retail. Call Barney or Howard, 624-3868 or P.O. Box 5606, Carmel, CA 93921.

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SHARE OFFICE next to Post Office. Redwood interior, open beams, fireplace, beautifully furnished. Outstanding location. Available immediately. For further information call 624-5559.

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NOW LEASING future commercial office space adjacent to Barnyard. Broker, 373-3032.

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MERCEDES 250 SE CONVERTIBLE. Model 1967, in beautiful condition throughout for sale. For more information, please call Mr. Lawford, 625-1401. ✓

COMFORTABLE MG CLASSIC, must sell. New clutch, gear shift, brakes, tune-up. Radio. Good condition. 659-4144 evenings, 624-4127 days.

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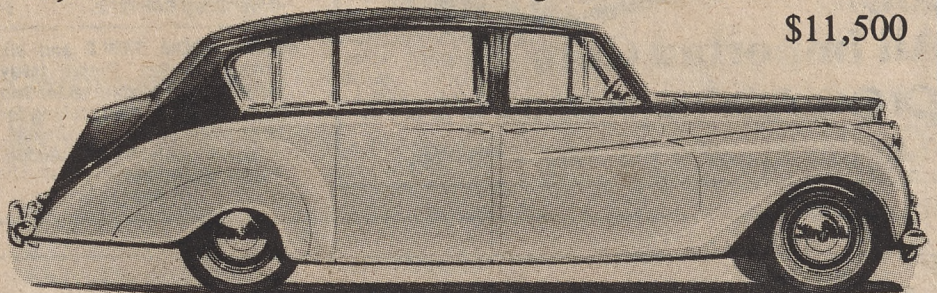
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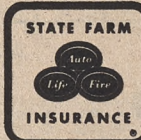
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PRACTICE REUPHOLSTERY on this run-down, beat up sofa. Yours for the taking. Call 624-2304, and hurry! ★

Wanted

WANTED— Top dollar paid for "S" Roll-top oak desk. Chuck Day, (916) 525-7646.

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BICYCLE WANTED: I've been saving my nickels for a long time now, and have managed to scrape together about \$20 to spend on a 20" two-wheeler. (That's \$1 an inch!) If you have one you've outgrown, in sound condition, I'd like to hear from you. Call Scott, 659-4630.

NEED CASH??? We will exchange cold, hard cash for antique furniture, jewelry, china, almost anything collectible. We love to buy. Bring it on in and let's talk. Lili's Antiques, 807 Cannery Row, Monterey, in the "Old Row Cafe" Bldg. 649-1273. ★

DINING ROOM TABLE and six chairs needed. Prefer fairly large (or expandable) table. Can pay up to \$150. Also looking for large mirrored bedroom dresser, or a 3-4" reflecting telescope. Please call 659-4630.

Wanted

DO YOU HAVE a radio-controlled car, plane, or helicopter you don't want? If it's in good condition and priced \$25 or less, I'd like to see if I can make a deal with you. Just call 659-4630 and ask for Shawn. ✓

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Red Cross to offer CPR class

Could you save the life of a friend stricken with a heart attack on the golf course? Or a drowning child pulled from your swimming pool? Or a next door neighbor who suffers an electric shock?



Could you do more than call an ambulance and wait — wringing your hands, hoping for the best?

You would have a much better chance of saving the life of someone you know or love if you were trained in the use of life-saving Cardio-Pulmonary Resuscitation/Basic Life Support (CPR/BLS).

The Carmel-by-the-Sea Chapter of the American Red Cross is offering this course

to encourage as many individuals as possible to learn CPR so they will be able to perform life-saving techniques to victims in emergency situations.

The nine-hour/course is open to all area residents, business people and students. To take the course, telephone the chapter at 624-6921 and ask that your name be placed on the CPR waiting list. An instructor will contact you by phone.

Local students earn honors at Santa Catalina School

Many local students were named to the Honor Roll at Santa Catalina School for outstanding academic work during the mid-semester.

Five students from Carmel received Gold Cord recognition for maintaining an A or an A-minus grade average. They were Catherine Biddy, Isabelle Janko, Julia Janko, Catherine Keeler and Mary Politzer.

Also named to the Honor Roll from Carmel were Wendy Harrison, Susanne Linton, Dorothea McFarland, Emily McFarland, Dolores McDonald, Maria Sanders and Paula Tunstall.

Catherine Biddy of Carmel earned the

highest grade point average in her freshman class.

Mary Politzer of Carmel earned the highest grade point in the junior class for the third time. She also had the highest grade point average in the school.

Susan Lockwood of Carmel Valley earned Gold Cord recognition.

Also named to the Honor Roll from Carmel Valley were Colleen Condon and Beth Murry.

Named to the Honor Roll from Pebble Beach were Janine Bender, Melody Bender, Stephanie Butzlaff, Carmen Chase, Erin Eggerman, Laura Farrior, Carlita Miraco, Seleen Scott and Megan Soske.



Color was the highlight of fashion news for summer at a recent luncheon-fashion show at Corral de Tierra Country Club. Approving the bold, bright colors as well as the soft, feminine shades, members of the Monterey Peninsula Multiple Sclerosis Society favored fashions like these. For more summer news, stop by the Plaza soon!



I. Magnin's pretty, practical ultra-suede suit is superb for the coming months. Worn with Gucci's attractive shoulder bag, you're ready for summer!

Nina B features Jessica's Gunnies: the delightful polyester and cotton voile print skirt and dainty blouse are topped with a terry jacket by Tomboy LeSport.

Brown's Barn shows off an exclusive handprint jersey from Hawaii. Splashy, colorful Karp swim gracefully on your flattering summer costume.

Top right: **Leather Bound Ltd.** offers a lamb-skin suede jacket by Joan Lorber for Santa Fe Leather Co.; leather purse by Lanvin of Paris and calfskin gloves by Grand Doe of New York.

The Rose Brown Shop's slim, supple burgundy color leather pants have a smart matching cape-jacket with leather lacing and golden clasps for accents.

Joseph Magnin goes spectator with poppy linen V-neck cardigan jacket complemented by the newest double breasted V-neck crepe wrap blouse and white linen pants.

Peck & Peck's bold, bright striped jersey is belted beautifully, slit on one side of the skirt and absolutely smashing with the one-size-fits-all feathered straw hat.

